

\$1,360,000 - 2385 Brant Street, Arroyo Grande

MLS® #PI25168573

\$1,360,000

3 Bedroom, 3.00 Bathroom, 2,593 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Beautifully appointed single-level home in the gated community of Cypress Ridge. Luxury vinyl plank flooring throughout; interior has recently been painted. Southwest back yard exposure with elevated views of the golf course and a peek of the ocean. Three bedrooms plus office; 2-1/2 baths; living and family room open floor plan; plantation shutters, ceiling fans, solar, security system; gourmet kitchen with double ovens, 5-burner stovetop, and three fireplaces. Previous owner had a green thumb and was an avid gardener; raised garden beds with drip lines; 3-car garage. Low HOA fees of \$138/month. Termite clearance on record; home inspection report available; some repairs have been made. Please see supplements. Don't wait to call your Agent or this gem will be gone!



Built in 2001

Essential Information

MLS® #	PI25168573
Price	\$1,360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,593
Acres	0.23
Year Built	2001

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Patricia Okura
Listing Office	Palo Mesa Realty

Community Information

Address	2385 Brant Street
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Amenities	Meeting Room, Management, Outdoor Cooking Area, Picnic Area, Playground, Guard
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Driveway Down Slope From Street
# of Garages	3
Garages	Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Driveway Down Slope From Street
View	Golf Course
Pool	None
Security	Prewired, Security System, Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sloped Down, Front Yard, Greenbelt, Near Park, On Golf Course, Sprinkler System
Windows	Blinds, Double Pane Windows, Plantation Shutters, Screens
Roof	Concrete, Tile
Construction	Stucco

Foundation Slab

Interior

Interior Vinyl
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Water Heater
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
Fireplaces Family Room, Living Room, Primary Bedroom
of Stories 1
Stories One

School Information

District Lucia Mar Unified
Middle Paulding
High Nipomo

Additional Information

Date Listed August 5th, 2025
Days on Market 18
Zoning RS
Short Sale N
RE / Bank Owned N

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