

\$1,585,000 - 650 Kodiak Lane, Arroyo Grande

MLS® #SC24237449

\$1,585,000

3 Bedroom, 3.00 Bathroom, 2,585 sqft

Residential on 3 Acres

N/A, Arroyo Grande,

Nestled just a few minutes from the picturesque Village of Arroyo Grande, this serene 2.5-acre property is a nature lover's dream. A sweeping driveway leads to a beautifully landscaped oasis with Queen palms, majestic oaks, eco-friendly grass, and a variety of indigenous plants and a seasonal creek at the base of the property. The meticulously maintained grounds feature manicured front and backyards with paved stone walkways, three patios, two trellises, a tranquil water fountain, and a sprinkler system. Fruit enthusiasts will adore the array of mature trees, including lemon, apple, plum, and tangerine and 15 additional immature trees including pear, peach, nectarine, pluot and cherry. This single-story Mediterranean-style home offers an open floor plan designed for effortless living and entertaining. The spacious kitchen boasts a bay window over the double sink, ample storage, and a large pantry. Enjoy meals in the formal dining room, at the breakfast counter, or in the octagon kitchen nook with its stunning wall-to-wall Palladian windows. The main living area is adorned with hardwood floors, a fireplace, and French doors that open to a lighted trellis patio. The primary suite features vaulted ceilings, a fireplace, two walk-in closets, and a luxurious bathroom with dual sinks, a jetted tub, and a separate shower. The third-car garage has been converted into an office, which could easily be an additional bedroom with its own separate entrance or reverted to its original use. Live



sustainably and affordably with a private well and leased solar panels that keep utility costs low. Located near unique shopping, dining, breathtaking beaches, and world-class wineries, this property perfectly balances peaceful seclusion and convenient access to the Central Coastâ€™s finest amenities.

Built in 1998

Essential Information

| | |
|----------------|--------------------------------------|
| MLS® # | SC24237449 |
| Price | \$1,585,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,585 |
| Acres | 2.50 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mediterranean |
| Status | Closed |
| Listing Agent | Hal Sweasey |
| Listing Office | Keller Williams Realty Central Coast |

Community Information

| | |
|-------------|--------------------|
| Address | 650 Kodiak Lane |
| Area | AG-East of Hwy 101 |
| Subdivision | N/A |
| City | Arroyo Grande |
| County | San Luis Obispo |
| Zip Code | 93420 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Asphalt, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, RV Access/Parking |

| | |
|--------------|---|
| # of Garages | 2 |
| Garages | Asphalt, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, RV Access/Parking |
| View | Hills |
| Pool | None |

Exterior

| | |
|-----------------|--|
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Sloped Up |
|-----------------|--|

Interior

| | |
|-------------------|--|
| Interior | Carpet, Tile, Wood |
| Interior Features | Built-in Features, Primary Suite, Walk-In Pantry |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Living Room, Primary Bedroom |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|-------------------|
| District | Lucia Mar Unified |
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Additional Information

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|-----------------|---------------------|
| Date Listed | November 20th, 2024 |
| Days on Market | 18 |
| Short Sale | N |
| RE / Bank Owned | N |

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