

# \$1,399,000 - 2231 Kittiwake St, Arroyo Grande

MLS® #SC24240398

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## \$1,399,000

4 Bedroom, 3.00 Bathroom, 2,493 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Experience the epitome of luxury living in the prestigious Cypress Ridge gated golf community with this meticulously maintained and beautifully updated 4-bedroom, 2.5-bath single-level home. Set on a generous corner lot, this property boasts both functionality and unrivaled privacy. Entering the home you are greeted by soaring ceilings, stunning engineered hardwood floors, and an abundance of natural light streaming through expansive picture windows. The thoughtful floor plan creates seamless flow, with formal living and dining areas elegantly separated from the kitchen and family room by a see-through fireplace. The chef's kitchen is a showstopper, featuring a large center island with updated quartz countertops, a sink with RO faucet, and bar seating. Additional conveniences include a spacious pantry and a built-in desk area, perfect for everyday functionality. Retreat to the primary suite, which offers two large closets, private backyard access, and a beautifully updated en-suite bath with dual sinks, quartz countertops, soft-close cabinetry, a glass-enclosed shower, and Marmoleum flooring. The great room and primary suite overlook and open to the professionally redesigned backyard, an oasis of tranquility featuring a large patio, multiple sitting areas, and thriving fruit trees—all designed for low-maintenance enjoyment. Notably, this rare lot does not back up to the golf course or lake, ensuring an exceptionally private and peaceful



setting. Additional features include a newer HVAC system, a versatile 4th bedroom/office, an indoor laundry room with a sink and built-ins, and an attached 2-car garage. Cypress Ridge offers a resort-like lifestyle, complete with picturesque walking trails, parks, a serene lake, and a community clubhouse—all built around the award-winning Peter Jacobsen Signature golf course. Don't miss this extraordinary opportunity to enjoy luxury, privacy, and community in one of the Central Coast's most sought-after neighborhoods.

Built in 2002

### Essential Information

MLS® #	SC24240398
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,493
Acres	0.31
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kate Hendrickson
Listing Office	BHGRE HAVEN PROPERTIES

### Community Information

Address	2231 Kittiwake St
Area	AG Mesa
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Outdoor Cooking Area, Barbecue, Playground, Guard
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Smoke Detector(s)

## Exterior

Lot Description	Corner Lot, Landscaped
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Water To Refrigerator, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Gas, See Through
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	November 22nd, 2024
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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