

\$1,499,000 - 225 Via Las Aguilas, Arroyo Grande

MLS® #SC25041308

\$1,499,000

4 Bedroom, 3.00 Bathroom, 2,902 sqft
Residential on 0 Acres

N/A, Arroyo Grande,

Perched in the coveted Rancho Grande neighborhood, 225 Via Las Aguilas is a breathtaking coastal retreat offering stunning ocean views and an effortless blend of elegance and comfort. Designed for both privacy and entertaining, this two-level residence is perfectly positioned to capture panoramic vistas from the living room and expansive deck, offering a front-row seat to the beauty of the Central Coast.

The main level is bathed in natural light, with large picture windows framing the ocean views and a cozy fireplace anchoring the living space. The spacious kitchen is designed for both function and style, offering ample storage and a seamless flow into the dining and living areas. The primary suite is a true sanctuary, featuring a spa-like ensuite with a jetted soaking tub, dual vanity, walk-in closet, and serene views. Two additional guest bedrooms and a full bath complete this level, along with a laundry room for added convenience.

The lower level serves as a private guest wing, offering a large bedroom with an ensuite bath and enough space for a media lounge or sitting area—a perfect retreat for extended stays or multi-generational living.

A private driveway leads to a spacious three-car garage, providing both convenience and seclusion. Low-maintenance landscaping enhances the beauty of the property while



allowing more time to explore the renowned Village of Arroyo Grande, where charming boutiques, farm-to-table dining, and a vibrant sense of community await. Enjoy weekends wine tasting in nearby Edna Valley, hiking the scenic Pismo Preserve, or unwinding on the shores of Pismo Beach—just moments from your doorstep.

Offering unparalleled ocean views, a thoughtfully designed floor plan, and the perfect balance of privacy and accessibility, this home is a rare opportunity to experience the best of California’s Central Coast lifestyle.

Built in 1998

Essential Information

MLS® #	SC25041308
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,902
Acres	0.40
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

Community Information

Address	225 Via Las Aguilas
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Ocean
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Pillar/Post/Pier

Interior

Interior Features	Built-in Features, Balcony, Separate/Formal Dining Room, Bedroom on Main Level, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	February 24th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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