

\$2,795,000 - 2590 Softchess Place, Arroyo Grande

MLS® #SC25069429

\$2,795,000

3 Bedroom, 3.00 Bathroom, 3,132 sqft
Residential on 3 Acres

Varian Ranch, Arroyo Grande,

Set on 2.5 private acres in the prestigious Varian Ranch community, this custom-built estate offers 3,132± sq ft of elegant living with timeless finishes, refined craftsmanship, and access to world-class amenities. Built in 1994 and lovingly maintained by its original owner, the home blends luxury with warmth across a thoughtfully layered floor plan. Enter through a flagstone courtyard and tranquil lily pond into a home where plaster walls, mahogany details, and Brazilian cherry hardwood floors define the character-rich interior. Arched entries lead into the formal dining room with exposed structural beams, flowing down to a dramatic living room framed by Anderson French doors, a tongue-and-groove ceiling with a central beam, and a Santa Fe-style fireplace. The nearby media room and sunlit breakfast nook connect to the remodeled kitchen, complete with maple and mahogany cabinetry, a SubZero refrigerator, walnut-topped island, and Samsung induction cooktop. One of the estate's most special features is the expansive 1,000+ sq ft wraparound patio, seamlessly accessed from the main living areas. Designed to complement the home's elegant interiors, the patio offers a beautiful setting for outdoor living, dining, and entertaining—surrounded by the peace and privacy of Varian Ranch. The main-level primary suite is a private retreat with garden views, a walk-in closet, and a limestone bath with soaking tub, shower, and French doors



that open directly onto the wraparound patio, blurring the line between indoors and out. Upstairs, two additional bedrooms share a full bath and built-in storage, while below, a large lighted storage space offers yard-level access. Additional highlights include a remodeled laundry room, motorized Hunter Douglas blinds, central vacuum, Tesla charger, solar system, and a well-equipped two-car garage. Residents enjoy more than 3,000 acres of private open space with miles of trails, plus access to the Ranch House community center, swimming pool and spa, tennis courts, equestrian facilities, and a flourishing fruit orchard. Varian Ranch is a FireWise-recognized community offering a lifestyle rooted in beauty, privacy, and peace of mind.

Built in 1994

Essential Information

MLS® #	SC25069429
Price	\$2,795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,132
Acres	2.50
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

Community Information

Address	2590 Softchess Place
Area	ARRG - Arroyo Grande

Subdivision	Varian Ranch
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

Amenities

Amenities	Clubhouse, Horse Trails, Management, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills
Has Pool	Yes
Pool	Private, Association
Security	Security Gate

Exterior

Lot Description	TwoToFiveUnitsAcre
Roof	Tile, Clay
Foundation	Pillar/Post/Pier

Interior

Interior	Carpet, Tile, Wood
Interior Features	Balcony, Pantry, Stone Counters
Appliances	Electric Cooktop, Disposal
Heating	Forced Air
Cooling	Heat Pump
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Lucia Mar Unified
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Additional Information

Date Listed	March 29th, 2025
Days on Market	18

Short Sale N

RE / Bank Owned N

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