

# \$975,000 - 120 Le Point Street, Arroyo Grande

MLS® #SC25077361

**\$975,000**

3 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Nestled in an exclusive enclave of just six distinctive homes, this beautifully crafted residence offers the perfect blend of elegance and convenience just moments from the vibrant Village of Arroyo Grande.

Upon entry, you'll immediately notice the exceptional craftsmanship, from detailed crown molding to the thoughtfully designed built-ins and gas fireplace in the living area. A wall of expansive windows captures panoramic views of the hillside, coastal dunes, and the ocean beyond, while the adjacent deck invites relaxed evenings and stargazing under the Central Coast sky.

The open-concept living space flows seamlessly into a well-appointed cook's kitchen, ideal for entertaining. A slightly elevated dining counter allows guests to interact with the chef or enjoy a casual meal. Granite countertops, high-end appliances, and an abundance of cabinetry with above and under LED lighting create both a functional and elegant culinary space. The dining area features built-in cabinetry with stemware racks and wine storage.

Upstairs, you'll find two spacious bedroom suites. The primary suite is filled with natural light and offers sweeping ocean views. Its en-suite bathroom features a soaking tub, glass-enclosed shower, dual sinks, and a custom California Closets wardrobe. The second bedroom is also generously sized and includes seating space, a California Closets system, and its own stylish en-suite



with a glass-enclosed shower.

Conveniently located on the same level is a full laundry room with built-in storage and folding counters.

The lower level is a delightful bonusâ€”featuring soaring ceilings, a large open space, and incredible versatility. With a wet bar, wide counters, generous storage, and a full bathroom, this area is perfect for a media room, office, or even an additional bedroom.

Three spacious closets provide ample storage and flexibility. At this level access to a two-car garage with pebble epoxy finish, high ceilings, custom-built-in cabinets, and a very large storage closet.

Step outside to your private garden retreat.

The patio, accessed from the dining room, extends your living space and features a shaded pergola perfect for relaxing amidst lush landscaping.

This exceptional location offers quick freeway access and is just minutes from the charming shops, eateries, and services of the Village. Embrace the Central Coast lifestyle, beaches, wineries, and outdoor adventures all within easy reach.

Welcome homeâ€”youâ€™re going to love living here!

Built in 2007

## Essential Information

MLS® #	SC25077361
Price	\$975,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,174
Acres	0.07
Year Built	2007

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Lee Anne Fisher
Listing Office	Compass

## Community Information

Address	120 Le Point Street
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Management
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
# of Garages	2
View	City Lights, Ocean, Peek-A-Boo
Pool	None

## Exterior

Exterior	Drywall
Exterior Features	Rain Gutters
Lot Description	Sloped Up, Walkstreet
Windows	Custom Covering(s), Plantation Shutters
Roof	Composition
Construction	Drywall
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Granite Counters, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Central Vacuum, Living Room Deck Attached, Multiple Primary Suites, Multiple Staircases
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Dryer, Gas Cooktop, Washer, Water Softener

Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	April 15th, 2025
Days on Market	14
Zoning	VC
Short Sale	N
RE / Bank Owned	N

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