

# \$1,795,000 - 315 Equestrian Way, Arroyo Grande

MLS® #SC25093871

**\$1,795,000**

4 Bedroom, 4.00 Bathroom, 3,925 sqft

Residential on 1 Acres

N/A, Arroyo Grande,

Nestled in the desirable Oak Park Estates, this custom-built home is situated on over half an acre and offers a rare blend of privacy, comfort, and connection to the outdoors. The U-shaped floor plan is intentionally crafted to invite natural light throughout and create effortless indoor-outdoor living, with nearly every room offering large windows gazing into the lush grounds and scenic surroundings.

Arrive at your elevated sanctuary with a large patio, with sprawling views of the rolling coastal hills and the peaks of the Pacific Ocean. The large central wing includes a grand family room with a gas fire place, high ceilings large picture windows and art nooks. A spacious dining room flowing into the kitchen and French doors leading to a outdoor dining space. The updated kitchen showcases a clean, modern design while preserving warmth and comfort. Showcasing a wolf oven, vent hood, oversized refrigerator/freezer, Built in sharp microwave, kitchen island, breakfast nook and a white single basin farmhouse style sink. The living room has soaring vaulted ceilings and an abundance of natural light. With crisp white light-toned flooring enhances the bright and tied together with a gas fireplace. Within the East and West wings, 1 primary bedroom, 2 ensuites and a guest room. The luxurious primary suite with its own fireplace, dual walk-in closets, and a spa-worthy bathroom. An additional bedroom serves beautifully as a home office, complete with custom built-in desks and inspiring ocean



glimpses. These two beautiful rooms are located in the west wing. The East wing providing a spacious junior suite with a stunning bathroom and large closet. And a additional, Grand bedroom with large windows gazing into the lush back yard. The East wing includes the large, updated laundry room and remodeled guest bathroom. Step into fully a fenced backyard providing an inviting oasis with a lower patio perfect for al fresco dining and an upper, fully turfed retreat pre-wired for a hot tub. Additional features include a 3-car garage, extended driveway, chicken coop or flex storage space, and a full solar system with Tesla Powerwall for energy efficiency and peace of mind. The community provides access to equestrian trails and scenic walking paths that reflect the relaxed, active spirit of Arroyo Grande. Just minutes away, the historic Village of downtown offering shopping and dining, all within a Mediterranean climate. This is more than a home, it's your Central Coast haven.

Built in 1991

## Essential Information

MLS® #	SC25093871
Price	\$1,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,925
Acres	0.54
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Taylor North
Listing Office	San Luis Bay Realty

## Community Information

Address	315 Equestrian Way
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Amenities	Horse Trails, Management
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	3
Parking	Driveway, Garage, On Street
# of Garages	3
Garages	Driveway, Garage, On Street
View	Hills, Neighborhood, Ocean, Peek-A-Boo
Pool	None
Security	Prewired

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Corner Lot, Landscaped, Sprinkler System
Windows	Screens, Skylight(s)
Roof	Tile, Clay
Construction	Stucco

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Dry Bar, Multiple Primary Suites, Stone Counters, Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes

Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	April 29th, 2025
Days on Market	5
Zoning	PD
Short Sale	N
RE / Bank Owned	N

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