

# **\$2,300,000 - 2166 Lopez Drive, Arroyo Grande**

MLS® #SC25137672

**\$2,300,000**

4 Bedroom, 3.00 Bathroom, 2,592 sqft

Residential on 18 Acres

East of 101(500), Arroyo Grande,

Set amidst the serene landscape of Arroyo Grande, this exceptional estate offers a rare combination of privacy, nearly 18 acres, abundant water, and timeless California living.

Nestled on a sprawling, usable parcel, this single-level ranch home is an entertainerâ€™s dream, featuring an inviting open floor plan and expansive sliding glass doors that seamlessly connect the indoor living space to a backyard oasis. Enjoy warm afternoons lounging by the sparkling pool and spa, surrounded by a generous wrap-around concrete patio, ideal for outdoor dining, relaxing, and entertaining. The beautifully designed floor plan includes vaulted ceilings, skylights, and large windows that flood the home with natural light. A wood-burning fireplace anchors the living room, providing warmth and ambiance. The grand primary suite offers high transom windows, vaulted ceilings, French doors opening to the backyard, a walk-in closet, and generous space to unwind. The en-suite bathroom features dual sinks, a large soaking tub, and a walk-in shower. The remodeled kitchen is bright and functional with granite countertops, a kitchen island, breakfast bar, and charming nook overlooking the front yard. White cabinetry and stainless steel Kenmore Elite double oven and five-burner cooktop makes it ideal for both everyday living and entertaining. The home includes three additional guest bedrooms and two full bathrooms, all well-appointed. The mostly landscaped yard



features lush green lawns, mature landscaping including citrus trees, and a small animal turnout reflecting the property's heritage as a former tree farm. The large front section offers prime potential for farming, gardening, or even a vineyard. The Arroyo Grande Creek borders the back and sides of the property, creating a peaceful, private atmosphere. Across the creek lies an upper meadow currently leased to a local grower, showcasing the land's agricultural potential and providing a lifetime of privacy. The property is fed by a well tapping into the Arroyo Grande aquifer, ideal for farming, homesteading, or future expansion. A large shed provides ample storage and space for tools, hobbies, or equipment. The property also has 55 owned solar panels! Whether you're seeking a rural escape, an entertainer's compound, or a lifestyle property with income-producing potential, just moments from Downtown Arroyo Grande, this is your opportunity to own a slice of the Central Coast's most fertile and scenic countryside.

Built in 2004

## Essential Information

MLS® #	SC25137672
Price	\$2,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,592
Acres	17.58
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Taylor North
Listing Office	San Luis Bay Realty

## Community Information

Address	2166 Lopez Drive
Area	ARRG - Arroyo Grande
Subdivision	East of 101(500)
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Driveway, Unpaved
Garages	Driveway, Unpaved
View	Mountain(s), Panoramic, Canyon, Creek/Stream, Trees/Woods
Has Pool	Yes
Pool	Heated, Private, In Ground, Pool Cover, Propane Heat
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall
Lot Description	SixteenToTwentyUnitsAcre, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Agricultural, Horse Property
Windows	Double Pane Windows
Roof	Shingle
Construction	Drywall
Foundation	Slab

## Interior

Interior	Laminate, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Open Floorplan, Pantry, Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Propane Cooktop, Propane Oven, Propane Range, Propane Water Heater
Heating	Forced Air, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
Fireplaces	Library, Outside
# of Stories	1
Stories	One

## School Information

District Lucia Mar Unified

## Additional Information

Date Listed June 19th, 2025

Days on Market 91

Zoning AG

Short Sale N

RE / Bank Owned N

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