

# \$995,000 - 604 Hillside Court, Arroyo Grande

MLS® #SC25142682

**\$995,000**

3 Bedroom, 2.00 Bathroom, 1,650 sqft

Residential on 0 Acres

N/A, Arroyo Grande,

Here's your chance for that bank owned deal you have been waiting for! Fresh paint, new flooring – this home is ready to go! Welcome to this recently refreshed single-level home in a well-established Arroyo Grande neighborhood. A covered front walkway and porch with charming curb appeal is framed by mature shade trees, hedges, and easy-care landscaping.



Inside, high ceilings and architectural details create an impressive first impression, while natural light fills the space, making it bright and airy. The kitchen features brand-new, fingerprint-resistant stainless steel appliances, including a gas range and dishwasher. Tiled countertops, recessed lighting, ample cabinetry, and an open layout give the home chef plenty of space to work and entertain.

Beautiful tile flooring extends from the laundry room through the kitchen and into the family area, which includes a cozy fireplace and sliding doors to the backyard. A dedicated dining area offers a comfortable setting for sit-down meals or gatherings.

The home also boasts new luxury vinyl plank flooring throughout the remaining living areas and bedrooms, plus fresh interior paint for a clean, move-in-ready finish.

The spacious primary suite includes an attached office or flex space, a walk-in closet,

and an ensuite bathroom with dual-sink vanity and a tiled walk-in shower. Two additional bedrooms are well-sized—one with attic access—and share a full bathroom with tile flooring, a separate vanity area, and a privacy door for the toilet and shower.

The fully fenced backyard offers privacy and a simple, open space ready for your personal touch—ideal for outdoor entertaining, gardening, or keeping things low-maintenance.

An attached two-car garage completes the home. A great option for first-time buyers or investors looking for solid potential in a desirable Arroyo Grande location close to the Village, schools, and minutes from the beach. Schedule your tour today!

Built in 1998

## Essential Information

MLS® #	SC25142682
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,650
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

## Community Information

Address	604 Hillside Court
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
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Landscaped, Level
Windows	Double Pane Windows
Roof	Concrete
Foundation	Slab

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, Tile Counters, All Bedrooms Down, Main Level Primary, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	June 25th, 2025
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Days on Market	14
Short Sale	N
RE / Bank Owned	N

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