

# \$2,795,000 - 2545 Nightshade Place, Arroyo Grande

MLS® #SC25196361

**\$2,795,000**

4 Bedroom, 4.00 Bathroom, 2,945 sqft  
Residential on 1 Acres

N/A, Arroyo Grande,

Elegant Spanish Retreat in Edna Valley!

Nestled in the heart of Edna Valley, this private single-level home offers refined living and close proximity to San Luis Obispo, Arroyo Grande, and Pismo Beach. The main home features 3 bedrooms, 2 full baths and 1 half bath, raised ceilings, French doors, and a chef's kitchen with 6-burner cooktop, double ovens, walk-in pantry, and premium appliances. A casita feature the 4th bedroom option with kitchenette and 1 full bath provides the perfect guest retreat.

Outdoor living shines with a flagstone patio, surrounded by oak trees and lush landscaping. The oversized 3-car garage with cabinetry and attic offers exceptional storage. Set within the exclusive 3,000+ acre Varian Ranch, residents enjoy equestrian facilities, a ranch club house, pool, spa, tennis courts, mature fruit trees, and miles of scenic trails, plus cattle roam throughout. This is a rare opportunity to own a serene, luxury retreat surrounded by nature's beauty.

Built in 2003

## Essential Information

MLS® #	SC25196361
Price	\$2,795,000
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,945
Acres	0.68
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brooke Fraser
Listing Office	Berkshire Hathaway HomeServices California Properties

### Community Information

Address	2545 Nightshade Place
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Amenities	Clubhouse, Meeting Room, Outdoor Cooking Area, Barbecue, Picnic Area, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Propane, Phone Connected, Sewer Available, Water Connected
Parking Spaces	3
# of Garages	3
View	Hills, Mountain(s)
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior	Stone, Wood
Interior Features	Open Floorplan, Pantry, All Bedrooms Down, Primary Suite, Walk-In Closet(s), Stone Counters
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

### **School Information**

District	Lucia Mar Unified
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### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	52
Zoning	AG
Short Sale	N
RE / Bank Owned	N

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