



330 Stagecoach Road  
Arroyo Grande, CA 93420

\$1,075,000

4 2 1,713

## Single-Level Stunner in East Arroyo Grande

Year Built: 1979

Tucked within the highly sought-after Branch Elementary School District, this beautifully remodeled single-level home in East Arroyo Grande offers the perfect blend of comfort, style, and California charm. Every detail has been thoughtfully updated, creating a truly move-in ready retreat.

An inviting front porch welcomes you in, offering a charming seating area to relax and enjoy the mild coastal climate. Step inside to a light-filled living room with soaring ceilings, skylights, and an airy ambiance that immediately sets the tone for the home. A cozy wood-burning fireplace with gas starter adds warmth and character—perfect for those cooler Central Coast evenings.

The heart of the home is a stunning kitchen featuring granite slab countertops, updated cabinetry, modern appliances, a pantry, and a built-in desk—ideal for both everyday living and entertaining. High-quality wood laminate flooring flows seamlessly throughout.

Recent upgrades include a newer roof, dual-pane windows, and updated exterior doors, providing both efficiency and peace of mind.

The spacious primary suite is a serene haven, complete with two closets and dual access points leading directly to the backyard. The en-suite bath features a beautifully crafted stone sink and walk-in shower, adding a touch of spa-like luxury.

Step outside to your own private oasis—lushly landscaped and adorned with abundant fruit and avocado trees. A generous patio offers the perfect setting for outdoor entertaining or simply soaking in the tranquil surroundings.

A flexible floor plan includes a fourth bedroom currently configured as an office (closet removed), with the option to easily convert back if desired. An oversized two-car garage with laundry adds convenience and functionality.

If you've been searching for a turnkey single-story home in East Arroyo Grande, this one captures the essence of easy coastal living—ready to welcome you home.



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