



835 Via Las Aguilas • Arroyo Grande, California 93420





# 835 Via Las Aguilas Arroyo Grande

*Priced at \$1,114,000*

Luxurious 4 bedroom, 4 bath home set in the midst of open space, hiking trails and the very desirable Los Robles community. The property features over 3,000sf of living space and includes 10-inch crown molding, 6-inch baseboards, gas fireplace, Spanish tile with inlays, new carpet, and plenty of built-in storage in garage. The first and second floor living areas have separate water heaters, heating, and washer and dryer. French doors open to the upper-level deck with views of the Oceano dunes to Pismo Beach, and the newly fenced side yard is perfect for letting pets play outside. The gourmet kitchen boasts granite countertops, Italian mosaic backsplash under custom designer hood over the chefs stove, with an expansive center island. The oversized pantry, stainless steel Viking appliances, dual oven, and griddle make entertaining a dream. From the master bedroom ensuite, French doors with encased blinds open to the sunlit deck. The bathroom features a jetted tub and a massive seven head rounded open shower. You will find one of the two washer and dryers in the huge master closet, along with built-in dressers and shelving which provide functionality as well as comfort. The second level features three bedrooms, two baths, a laundry room, and utility sink. Sliding glass doors open to the courtyard surrounded by drought-tolerant landscaping, an Italian fountain and beyond that mature fruit trees with a drip system.

- Ocean Views
- 3,097 Sq.Ft.
- .41 Acre Lot
- 4 Bedrooms
- 3.5 Bathrooms
- 2 Story
- 3-Car Garage
- Tiled Fireplace
- Crown Molding
- Recessed Lighting
- Gourmet Kitchen
- Stainless Steel Appliances
- Breakfast Bar & Nook
- Separate Dining Area
- Living & Family Rooms
- 2 Masters w/Ensuite Baths
- Spacious Upper Deck
- Water Fountain
- Fenced Back & Side Yards
- Close to Schools/Shops
- Built 1998

[www.ViaLasAguilas.net](http://www.ViaLasAguilas.net)