

Feature Sheet

3515 Camino Purisima, Arroyo Grande, CA 93420

5 Beds | 4.5 Baths | Casita | 4,085 SF of Living Space | 1.76 Acre Lot

INTERIOR FEATURES

- Battery-operated window coverings in primary bedroom, sitting room, and casitas
- LifeSource Water Filtration System, plus large irrigation filter
- All toilets (5) replaced with Toto brand
- New Pella sliding glass doors (3) on back side of house
- Vinyl film installed on sitting room sliding door/windows for UV protection
- Walk-in pantry
- LED lighting and additional electrical upgrades throughout (\$38,000)
- Heating: Radiant, Solar, ENERGY STAR Qualified Equipment, Fireplaces
- Cooling: Air conditioning/heating units in primary bedroom and casita
- Professional-grade appliances with 2 under-counter ovens
- Both ovens replaced with high-end KitchenAid ovens with 3 modes: bake, convection, and air fry
- Custom cherry cabinets throughout
- Walk-in primary closet with custom built-in storage system
- Independently controlled his and hers double shower with additional rain head
- Fortress battery backup
- Detached casitas with French doors leading to private patio
- New Hunter Douglas shades in Casita and upstairs bedroom (\$14,000)
- New 32 BTU AC in primary bedroom (\$10,000)
- Custom iron handrails and doors

FLOORING

- Limestone sealed tile floors with embedded fossils
- Solid Hickory wood stairs
- Dolomite natural stone floor
- Wood flooring
- High-end Karndean Design Kor-Lok flooring

OUTDOOR FEATURES

- 4,000 acres of perpetual open space
- Gated community
- Unobstructed ocean, valley, and mountain views
- Custom iron arched doors and barn doors (front of house to pool)
- Full outdoor kitchen and loggia with wood-burning fireplace
- Solar-heated Pebble Tec pool with backup Pentair Ultratemp heat pump

- Solar pathway lighting (front and back)
- Full outdoor pool bathroom
- Parking: 3 attached garages
- Additional parking spaces (3)
- Solar area
- Property is fully fenced
- Filtration system throughout Las Ventanas (manganese removal)
- Kind Water System repair of 440 ppm hard water (\$8,000)
- Outside eaves, doors, trim, and three pergolas recently painted
- Pavers driveway & patio (\$105,000+)
- New coating around pool & walkways
- Retaining wall in backyard
- Addition of two crepe myrtle trees and improved irrigation for olive and cypress trees (\$9,000)

SOLAR

- Solar electric panel system calculated to deliver 95% of all electricity needs

- Upgrades to solar system: new Fortress inverter with battery backup and quick disconnect for power outages
 - Battery backup is programmed to go off-grid from 6PM to 6AM daily
 - Battery is also used in case of power outages
- Garage doors were painted to match the house trim
- Inside of garage walls were painted
- Installed wireless remotes for garage door openers

NEARBY ATTRACTIONS

- 10 minutes to Village of Arroyo Grande
- 25 minutes to Downtown San Luis Obispo (SLO)
- 17 minutes to Pismo Beach
- 8 minutes to Lopez Lake
- 25 minutes to Avila Beach