

# Castle Bluff Estates

## Arroyo Grande · Lot 2 and Lot 4

THE ESTATE PORTFOLIO

WARMSTONE
ESTATES

CA DRE #02378475

CASTLE BLUFF ESTATES

# The enclave

Castle Bluff Estates is a gated enclave of four parcels on the coastal side of Arroyo Grande, set between Highway 101 and Highway 1, two miles from the ocean and minutes from the Village of Arroyo Grande.

Two of the four parcels are now offered. Lot 2 comprises 3.08 acres of open, usable ground. Lot 4 carries 2.36 acres along the bluff, facing Avila and the Pacific. Both share the enclave's private road, its vested well, and its recorded easements.



THE ENCLAVE ON THE BLUFF, TWO MILES FROM THE OCEAN

CASTLE BLUFF ESTATES

# The four parcels



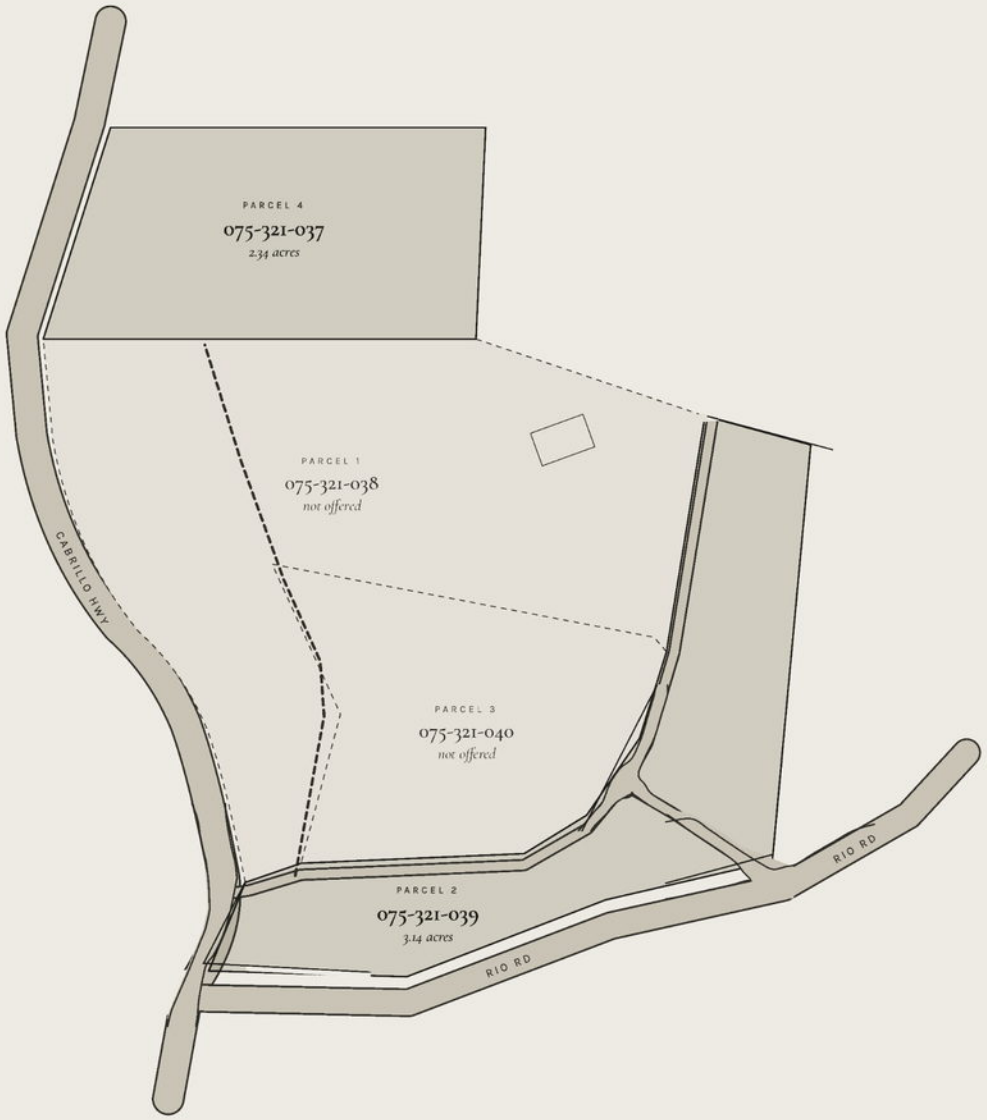

LOTS TWO AND FOUR ARE OFFERED. LOTS ONE AND THREE ARE HELD BY THE SELLERS.

# The site plan

PARCEL SITE PLAN

## Castle Bluff Estates

Rio Road at Cabrillo Highway
San Luis Obispo County, California




Offered — Parcels 2 & 4 (039, 037)

Not offered — Parcels 1 & 3 (038, 040)

Paved road / access drive

Dirt access road to Parcel 4

Boundaries approximate, redrawn from county parcel data. Not a survey. Not to scale.

PARCELS TWO AND FOUR ARE OFFERED. BOUNDARIES APPROXIMATE. NOT A SURVEY.

ARROYO GRANDE, SAN LUIS OBISPO COUNTY

# The setting

The enclave is reached two ways: from Rio Road on the inland side, and by the private Castle Bluff road from the coast. Between the two, the agricultural plain runs west to Avila and the Pacific.

The Village of Arroyo Grande is minutes inland. The ocean is two miles west. The setting is working agricultural land, open sky, and the marine layer moving in from the water.



AVILA AND THE CURVE OF THE COAST FROM ABOVE THE ENCLAVE



LOT TWO · 2 CASTLE BLUFF ROAD

# 3.08 acres, open and usable, ready to build.

CASTLE BLUFF ESTATES · LOT TWO

# Lot 2

*2 Castle Bluff Road, Arroyo Grande, California*

Within Castle Bluff Estates, a gated enclave of four parcels on the coastal side of Arroyo Grande, Lot 2 comprises 3.08 acres of open, predominantly level ground, and nearly all of it is usable. The enclave rests between Highway 101 and Highway 1, two miles from the ocean and minutes from the Village of Arroyo Grande, reached from Rio Road on the inland side and by the private Castle Bluff road from the coast.

This is the parcel for the buyer who thinks in uses, a playground for the utilitarian. The ground is flat, open, and ready: a private driveway is already in place, and the acreage takes whatever design its owner brings to it. The residence set where the light is best, a workshop, gardens, guest quarters, RV and boat storage, room to spare.

The infrastructure of a build has been assembled in advance: a vested shared well, gas and utilities at the property line, recorded easements, and eligibility under California's SB-9, which opens the parcel to more than one residence.

Lot 2 is for the buyer who wants usable space in a private setting, minutes from town.

## PARTICULARS

| | | | |
|---|---|---|---|
| ACREAGE | 3.08 acres | WATER | Vested shared well |
| ASSESSOR'S PARCEL | 075-321-039 | UTILITIES | Gas and service at the line |
| GROUND | Open, predominantly level | ZONING | Residential Rural (RR) |
| ACCESS | Private driveway in place | TITLE | Recorded easements |



THE BENCH FROM ABOVE, THE PRIVATE ROAD AT ITS EDGE

## LOT TWO · THE GROUND



OPEN GROUND BENEATH THE EUCALYPTUS



THE USABLE ACREAGE, OPEN AND LEVEL



LOT FOUR · 4 CASTLE BLUFF ROAD

# 2.36 acres on the bluff, facing Avila and the Pacific.

CASTLE BLUFF ESTATES · LOT FOUR

# Lot 4

*4 Castle Bluff Road, Arroyo Grande, California*

Within Castle Bluff Estates, a gated enclave of four parcels on the coastal side of Arroyo Grande, Lot 4 is the view parcel: 2.36 acres sited along the bluff, where the ground falls toward the coast and the view opens across the agricultural plain to Avila and the Pacific, two miles west.

The view is the daily fact of this land. It is unobstructed, and it holds the last of the light. The sun sets over the water here, and on clear evenings the green flash crosses the horizon.

A graded access road reaches the site from the enclave's private road. The final surface is the owner's to complete.

The parcel carries a vested shared well, gas and utilities at the property line, recorded easements, and eligibility under California's SB-9. Lot 4 is the site for the custom home that holds this view.

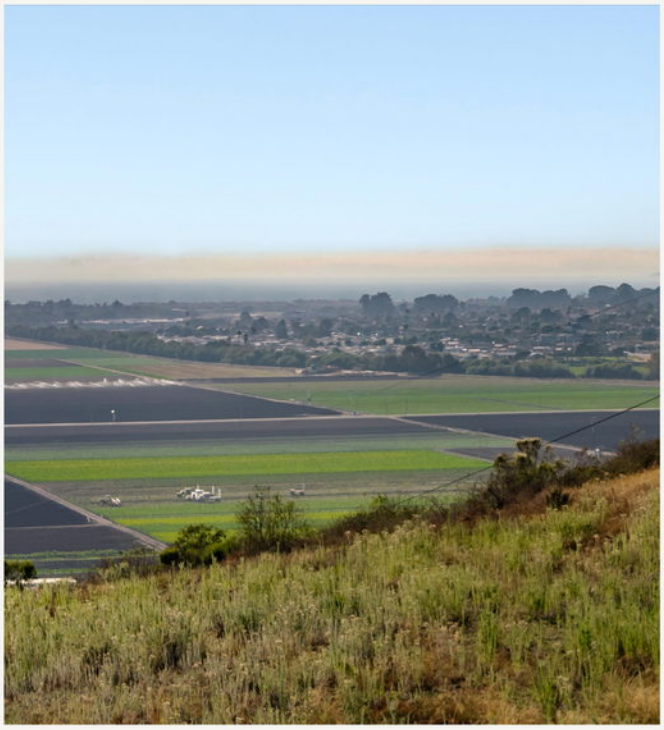
## PARTICULARS

| | | | |
|---|---|---|---|
| ACREAGE | 2.36 acres | WATER | Vested shared well |
| ASSESSOR'S PARCEL | 075-321-037 | UTILITIES | Gas and service at the line |
| THE VIEW | Avila and the Pacific | ZONING | Residential Rural (RR) |
| ACCESS | Graded road from the private road | TITLE | Recorded easements |

LOT FOUR · THE VIEW



EVENING FROM THE BLUFF, THE LAST OF THE LIGHT



THE COASTAL PLAIN, FIELD BY FIELD



ACROSS THE PLAIN TO THE PACIFIC

CALIFORNIA SB-9 · COUNTY OF SAN LUIS OBISPO

# The SB-9 opportunity

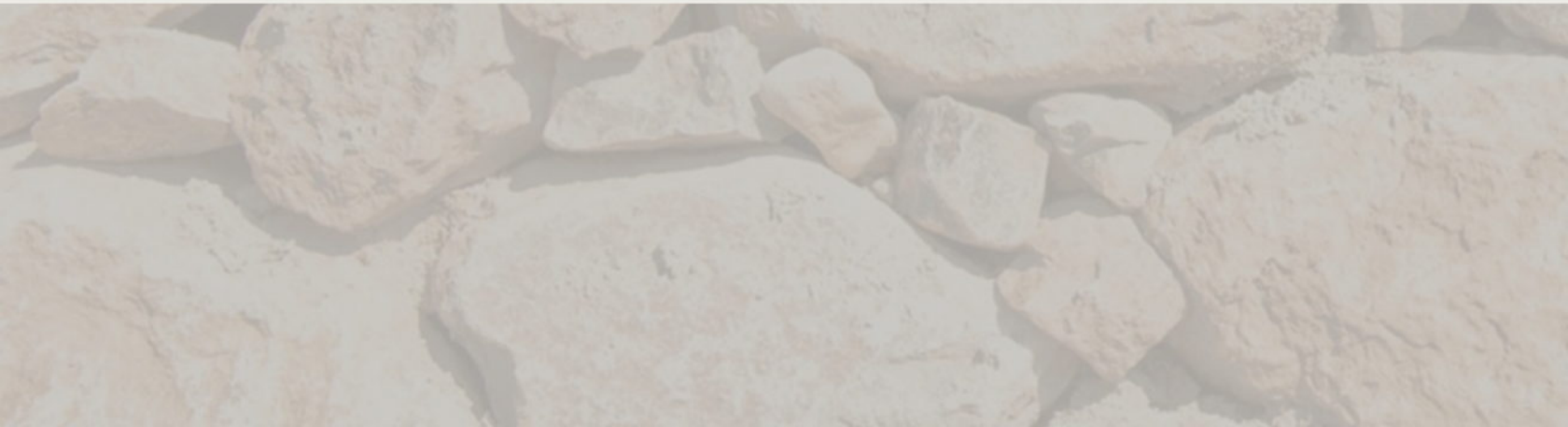
Both parcels carry eligibility under California's SB-9. The working understanding with the County of San Luis Obispo is that a parcel may hold a primary residence, a second primary residence of up to 1,200 square feet, and an accessory dwelling unit.

Buyers are responsible for their own due diligence in the SB-9 pathway.

The infrastructure of a build has been assembled in advance and is in place today.

## IN PLACE TODAY

| | |
|---|---|
| WATER | Vested shared well |
| UTILITIES | Gas and utilities at the property line |
| TITLE | Recorded easements |
| ELIGIBILITY | California SB-9 |



WARMSTONE
ESTATES

CASTLE BLUFF ESTATES

# The offering

## LOT TWO

*2 Castle Bluff Road*

| | |
|---|---|
| ACREAGE | 3.08 |
| ASSESSOR'S PARCEL | 075-321-039 |
| ACCESS | Private driveway in place |

## LOT FOUR

*4 Castle Bluff Road*

| | |
|---|---|
| ACREAGE | 2.36 |
| ASSESSOR'S PARCEL | 075-321-037 |
| ACCESS | Graded road from the private road |

Within the same enclave, the neighboring Parcel 3 closed at $1,050,000 in November 2024.

Both parcels can be found on warmstoneestates.com. Find links to the digital assets below.

| | |
|---|---|
| AERIAL 3D TOUR | Click to view the tour |
| ESTATE VIDEO | Click to watch the video |
| WEBPAGES | 2 Castle Bluff Road |
| | 4 Castle Bluff Road |

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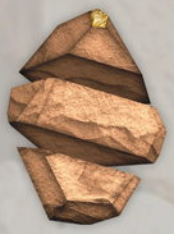
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