WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Castle Bluff Estates, Lot 2

Blufftop homesite · Arroyo Grande, California

PROPERTY FACTS

PROPERTY ADDRESS	2 Castle Bluff Road, Arroyo Grande, CA 93420
PROPERTY TYPE	Vacant residential land
LOT SIZE	3.08 acres
APN	075-321-039
ZONING	RR
WATER	Shared well
UTILITIES	Gas and service at the property line
ACCESS	Private driveway in place
STATUS	Active · For Sale

CASTLE BLUFF ESTATES, LOT 2

Opportunity Overview

Set high on the blufftop within Castle Bluff Estates, a gated community of just four parcels, Lot 2 offers 3.08 acres of open, predominantly level land with ocean views across the coastline and dunes. Nearly all of the acreage is usable, offering generous space to create your own vision.

A private permeable-paver road and driveway are already in place, with access from PCH/Highway 1. The property includes a shared well, with water, fire, and gas lines plus cable extended to the property line. Established CC&Rs and recorded easements are in place, and the parcel appears on the county's SB 9 eligibility map.

With initial site preparation underway, you have a head start on planning a custom home, landscaping, additional dwelling units and outdoor living spaces shaped around the coastal setting. Potential improvements and uses are subject to applicable approvals and community CC&Rs.

Located just a couple of miles from the historic Village of Arroyo Grande, the property is minutes from local beaches, wineries, markets, and restaurants.

The owners are open to seller financing and would also consider co-developing the property with a buyer, subject to mutually agreed terms.

For buyers whose vision extends beyond the home, Lot 2 offers room to explore a barn, a workshop, or additional accessory structures. Whether you want space for hands-on projects, hobbies, storage, or a growing collection, the predominantly level, usable acreage gives you flexibility to create a property that fits your life, subject to county approvals and community CC&Rs.

A rare opportunity to create a legacy property with sweeping coastal views, usable acreage, exceptional privacy, and community convenience.

Location Overview

Arroyo Grande, San Luis Obispo County

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Warmstone Estates

The residential estate practice of Warmstone Advisors, wholly owned by the firm. Warmstone Estates serves legacy sellers, fiduciaries, strategic buyers, and developers across Montecito and the Santa Barbara coast, where privacy, positioning, and timing carry generational weight.

The practice pairs the firm's market intelligence with Strategic Films, cinematic property marketing authored as declarations rather than listings.

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Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

Jamie@WarmstoneAdvisors.com · 805.722.7095

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