WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Castle Bluff Estates, Lot 4

Blufftop view parcel · Arroyo Grande, California

PROPERTY FACTS

PROPERTY ADDRESS	4 Castle Bluff Road, Arroyo Grande, CA 93420
PROPERTY TYPE	Vacant residential land
LOT SIZE	2.36 acres
APN	075-321-037
ZONING	RR
WATER	Shared well
UTILITIES	Gas and service at the property line; electricity available
ACCESS	Graded road from the private road
STATUS	Active · For Sale

CASTLE BLUFF ESTATES, LOT 4

Opportunity Overview

It's all about the view. Set high on the bluff edge within Castle Bluff Estates, Parcel 4 offers unobstructed, west-facing views sweeping across farmland, over the city lights of Pismo Beach, and all the way to Avila and the Pacific. Expansive skies and spectacular last-light sunsets create an unforgettable backdrop for your future coastal home.

One of just four parcels in this gated community, Parcel 4 encompasses 2.36 acres in an exceptionally private and secluded setting. Its natural contours and intimate building area invite a thoughtfully designed custom home, with gardens and outdoor living spaces shaped around the coastal views.

Enter Castle Bluff Estates through the private gate at Highway 1, connected by a beautiful permeable-paver community road.

Infrastructure includes a shared well, with water, fire, and gas lines plus cable installed to the property line. Electricity is available, and recorded easements are in place. The parcel is identified as SB 9 eligible, with development subject to county

review, site-specific requirements, and community CC&Rs. Initial site preparation has begun, providing a head start toward bringing your vision to life.

The sellers have selected house plans suited to the property and are continuing the development process. Buyers may step in at any stage to pursue those plans or create their own design, subject to applicable approvals.

Just four minutes from the historic Village of Arroyo Grande, you're moments from pristine beaches, world-class wineries, local markets, and dining.

Sellers are open to discussing seller financing or co-development on mutually agreed terms.

This is your chance to own a once-in-a-lifetime legacy parcel, perfectly positioned to create a custom coastal estate designed entirely around the view.

Location Overview

Arroyo Grande, San Luis Obispo County

Set high on the bluff edge within Castle Bluff Estates, Parcel 4 is one of just four parcels in this gated community. The parcel is moments from beaches, wineries, local markets, and dining.

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.

WARMSTONE ADVISORS

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

Jamie@WarmstoneAdvisors.com · 805.722.7095

This offering memorandum is provided for informational purposes only. It does not constitute an offer to sell or a solicitation of an offer to buy any security or property. The information contained herein has been obtained from sources believed reliable and from direct inspection of the record. Warmstone Estates and Warmstone Advisors, CA DRE #02378475, make no warranty or representation as to its accuracy or completeness. Prospective principals are advised to conduct independent verification of all matters material to their decision.

Licensed specialists. Accountable by name.