

# 3880 Santa Domingo Rd

## Amenities & Upgrades

### **Location:**

Approximately 5.7 miles from the Village of Arroyo Grande

Private Road: Property is accessed via a private road

Gated Entry: Gated entrance to Santa Domingo for enhanced exclusivity

Panoramic Views - 360 degree views - mountains, rolling hills, sunrises & sunsets!

### **Main Home Property Features:**

Bedrooms: 3

Bathrooms: 4 (3 &  $\frac{3}{4}$ )

Extensive remodel adding 2 Bedrooms & 2 Bathrooms (2011)

Living Space: **2,708 sq ft**

Lot Size: **6.81 acres** – providing ultimate privacy

**Private Well:** A strong well, ensuring a reliable & consistent water supply

Water Filters: Installed on each tank. Screens on water heaters & RO system.

Water Storage: 5,000-gallon holding tank for irrigation & external use

1000 gallon tank with filter & aeration system for home use

RO owned- Provides water at kitchen sink & refrigerator/ice maker

**Plumbing:** Original part of the home (Kitchen & Laundry) Replumbed in 12/2020

**Water Heaters:** Two tankless water heaters (Bedroom wing added 2024)

Original Home Water Heater Installed 2020.

**Roof:** Luxury Tuscan-style tile with heavy felt, composite roll roofing underlay

(A total of 3 roof layers installed in 2012)

Heavy felt and metal roof installed on the great room.(2020)

High end smooth coat stucco finish & Stonework throughout

### **Interior Highlights:**

Windows: Marvin casement windows throughout (solid wood and metal-clad dual pane windows for added luxury & energy efficiency)

Flooring: Stained and sealed concrete floors throughout lower level

Refinished original wood pine floors on staircase & loft

Bedrooms: Fully insulated to reduce noise for added privacy

Doors: Solid core knotty alder doors throughout the home

Heating: Heater added in 2012

Air Conditioning: Central air conditioning for year-round comfort (2019)

Entertainment: Surround sound system in primary bedroom

Ceilings: 10-foot plus ceilings throughout the home

**Living Room:**

Ceiling fan and lights with remotes for customizable comfort  
High-efficiency gas insert fireplace with thermostatic remote control  
9-foot cypress doors leading out to a south-facing deck and fire pit  
Coat closet (or potential for a larger pantry) for added convenience

**Kitchen & Pantry Features:**

High-end appliances, including a Thermador range with grill and gas burners, Thermador hood, Miele dishwasher, and built-in microwave  
Granite countertops with travertine edging  
Garden window for natural light  
Counter bar for seating  
Built-in trash and recycling bin for convenience  
Under cabinet lighting for countertops

**Butler's Pantry:**

Granite counters  
Sink  
Ample storage for kitchen essentials

**Laundry Room/Mud Room:**

Full bath with travertine marble tile  
Overhead cabinets & large countertop  
Washer & Dryer

**Loft Bedroom:**

Original refinished pine wood flooring  
Three-quarter bath  
Walk-in closet  
Separate switch for fan/light with remote

**Guest Suite:**

Full en-suite bath with marble tile  
Large closet

**Primary Bedroom:**

Double doors to primary  
En-suite bath  
Walk-in shower with two showers and rain head, plus a soaking jetted tub  
Towel heater, wall mounted with switch  
Toilet stall with door  
Sitting room with bay window  
Walk-in closet with window  
Additional linen cabinet with marble counter

## **Exterior and Additional Amenities:**

Attached 3 car garage added in 2012

Gorgeous Iron & Glass Front Door: Leads to a large front courtyard with gazebo

Gazebo: Could be used for weddings or parties, covered in roses during spring and summer

Olive Trees: Beautiful non-fruiting olive trees

## **Huge Workshop:**

40x60 (2,400 sq ft) shop with three large roll-up doors

Accessed by concrete drive & separate gates, lined by fruiting Olive trees

Two permitted three-quarter bathrooms

Office with kitchenette

Washer and Dryer

Three-phase 200 amp power

Built in storage racks along one wall

**RV Parking:** Dedicated RV parking with sewer hookup and water

Outdoor Lighting: Luxury low-voltage lighting for front and rear courtyards

4 wheel drive mid-size John Deer tractor (front end loader, 4 foot rotary mower & grading blade)  
(Can be negotiated with property)

## **Driveway & Courtyard**

Driveway & courtyard is DG (decomposed granite) over a steel reinforced concrete slab to front door.

## **Rear Courtyard Features:**

Masonry wood-burning fireplace

Custom pizza oven

Granite countertops with built-in sink

Gas grill and burners for outdoor cooking

Under-cabinet storage for added convenience

Hand laid cobblestone courtyards

Wood fire pit

## **Owned Solar:**

Two Tesla Battery Backups, installed by Photon Brothers, ensuring reliable, sustainable power

Solar Installation: Installed 2020

Electric Vehicle Charging System could easily be added (subpanel in garage)

**Two standpipes:** One at home and one at workshop for fire prevention

Home was **fumigated** by Key Termite (12/2020)