



31 saltgrass point

pelican cove, ca



31 SALTGRASS POINT, PELICAN COVE

31 Saltgrass Point sits alone on its point — 2.4 gated acres at the edge of a coastal bluff, with the Pacific directly below the lawn and no neighbors in view. The house answers the site the way the site asks: one long, low white form running parallel to the water, held under a deep loggia roof lined in reed that shades the entire ocean side. Newly completed, never lived in.

Everything happens on one level. Polished concrete runs floor to floor, and a 90-foot lap pool runs the full length of the house, so the covered loggia becomes the spine of the plan — the room you pass through to get anywhere else. In the great room, a folding glass wall disappears entirely, so the living and dining space and the pool terrace read as one volume. A sunken lounge with wide concrete steps sits between them, low enough to put your eye at the horizon line.

The kitchen is custom walnut — a long island, open shelving, white lacquer cabinetry, integrated appliances that keep the run of the counter unbroken. Five bedroom suites each open through their own walnut-framed glass doors straight onto the loggia and the water beyond; the primary suites hold canopy beds with hand-carved wooden headboards. Bathrooms are done in natural stone with walk-in showers. Ocean views from every principal room, without exception.

Outside, the sunset-facing dining table sits under the loggia in rattan and leather, under woven pendants. The lawn carries from the pool terrace to the bluff edge, giving way to native grasses and coastal pines shaped by the wind. On the road side, a gated motor court, a two-car garage, and guest parking keep arrival separate from everything that faces the ocean.

The systems are quiet and current: whole-house water filtration, a solar-ready roof, full perimeter gating. Cambria is fifteen minutes south; San Luis Obispo is about an hour. Between here and the water, there is nothing at all.

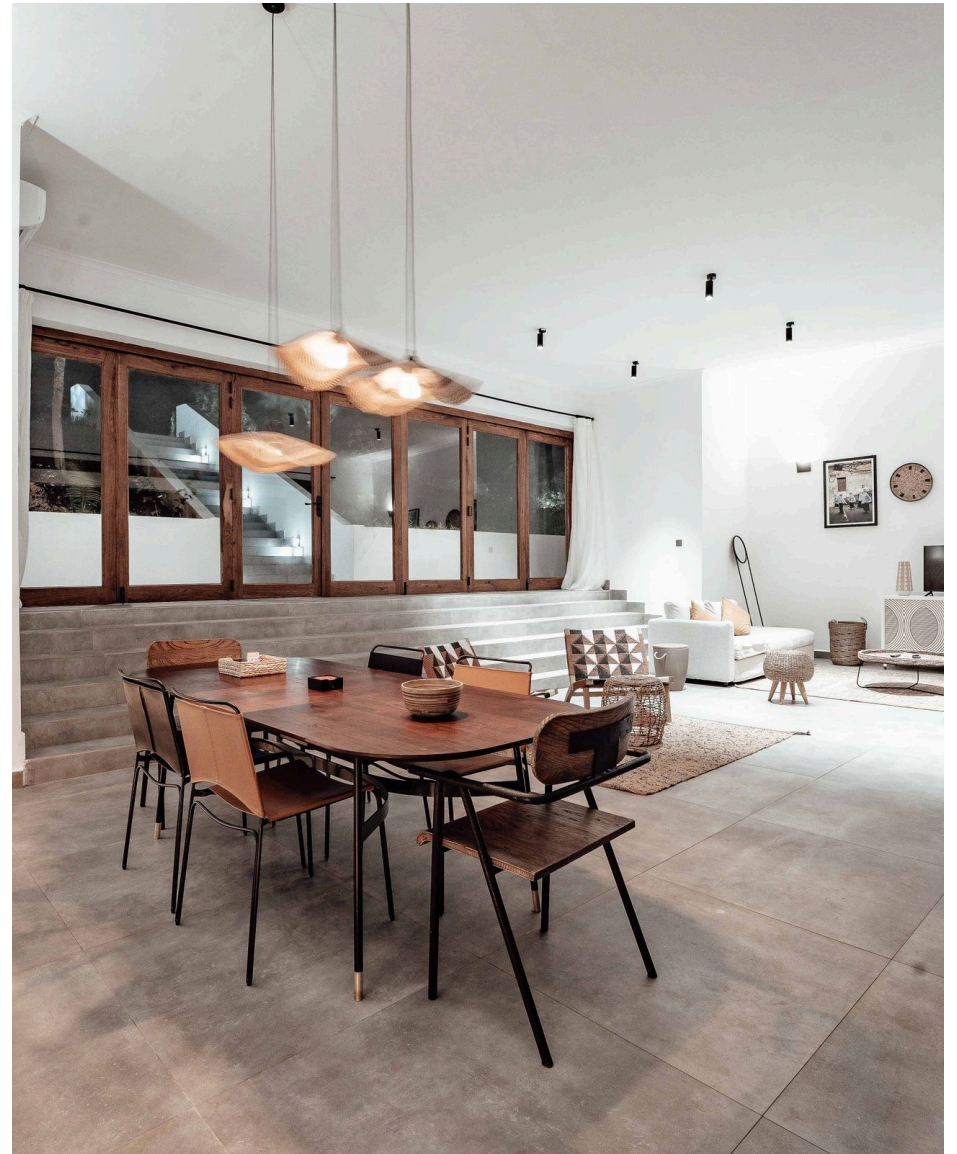


























PELICAN COVE

Pelican Cove is a bluff-top enclave on the Central Coast, an hour north of San Luis Obispo, where a handful of homes sit above a protected cove and the Pacific fills every western window. The village keeps to a few blocks: a bakery that opens at six, a farm stand on the highway, and a boat launch used mostly by kayakers and the harbor seals who watch them. Cambria's restaurants and galleries are fifteen minutes south; Hearst Castle and the elephant seal rookery at Piedras Blancas are fifteen minutes north. Hiking runs along the bluffs in both directions, and the coastal fog burns off by late morning most of the year.

life on the water

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