

# \$725,000 - 11932 Cypress Canyon Rd. # 1, San Diego

MLS® #250000141SD

**\$725,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0 Acres

Scripps Ranch, San Diego,

Discover this great opportunity in the highly desirable Cypress at Scripps Ranch Villages! This refreshed 2-bedroom, 2-bathroom townhome offers the perfect combination of style, comfort, and convenience in a quiet and private location. Step into a light-filled open floor plan with soaring high ceilings, fresh paint throughout, and a cozy fireplace in the living room. The kitchen is ready for your culinary creations with freshly painted cabinets and tile countertops. The spacious primary suite is a serene retreat, featuring a vaulted ceiling and private balcony—ideal for morning coffee or evening relaxation. The secondary bedroom, complete with its own full bathroom, is thoughtfully positioned for ultimate privacy. Enjoy the practicality of an attached one-car garage with extra shelving, a stackable washer and dryer, and an additional assigned parking space. Ample guest parking is also available. Resort-style amenities include a sparkling pool, spa, and BBQ area. Located within walking distance to parks, shopping, and top-rated schools, this home combines convenience and lifestyle perfectly. With low HOA fees, no Mello-Roos, and a well-maintained complex, this townhome is an ideal choice for first-time buyers, investors, or 1031 exchanges. Don't wait—schedule your visit today to experience the best of Scripps Ranch living! Scripps Ranch is more than just a community—it's a lifestyle in the heart of San Diego. This picturesque neighborhood is renowned for its serene



tree-lined streets, vibrant community spirit, and exceptional amenities. Living here means enjoying a perfect balance of natural beauty, modern convenience, and endless opportunities for recreation and relaxation.

Starting your mornings with a peaceful stroll or jog along scenic trails surrounded by eucalyptus trees, or spending weekends at one of the many well-maintained parks.

Scripps Ranch offers a variety of outdoor activities, from picnicking and sports to hiking and biking in nearby natural preserves like Lake Miramar and Mission Trails Regional Park. Families are drawn to Scripps Ranch for its award-winning schools and strong sense of community. Top-rated public and private schools provide an excellent education, while community events like farmers' markets, seasonal festivals, and community gatherings create a welcoming environment. For those who love convenience, Scripps Ranch has it all. From shopping and dining at the local Scripps Ranch Marketplace to nearby entertainment hubs, everything you need is just minutes away. Its central location offers quick access to major freeways, making it easy to explore San Diego's beaches, downtown attractions, and beyond. Whether you're looking for an active lifestyle, a tranquil retreat, or a family-friendly environment, Scripps Ranch has something for everyone.

Living here means becoming part of a vibrant community while enjoying all the perks of Southern California living. Don't just buy a home—embrace the Scripps Ranch lifestyle!

This is your chance to live in one of San Diego's most coveted neighborhoods, where every day feels like a getaway.

Schedule a visit today and discover why Scripps Ranch is the perfect place to call home!

## Essential Information

MLS® #	250000141SD
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Mary Chaparro
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	11932 Cypress Canyon Rd. # 1
Area	92131 - Scripps Miramar
Subdivision	Scripps Ranch
City	San Diego
County	San Diego
Zip Code	92131

## Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Trash
Utilities	Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Garage, Assigned, Direct Access, Garage Door Opener
# of Garages	1
Garages	Garage, Assigned, Direct Access, Garage Door Opener
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco
Lot Description	Corner Lot
Roof	Composition

Construction

Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Walk-In Closet(s), All Bedrooms Up, Balcony, Tile Counters
Appliances	Dishwasher, Disposal, Microwave, Counter Top, Gas Cooking, Gas Water Heater, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 3rd, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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