

# \$1,459,900 - 11697 Avenida Sivrita, San Diego

MLS® #250016800SD

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## \$1,459,900

3 Bedroom, 3.00 Bathroom, 2,228 sqft  
Residential on 0 Acres

Rancho Bernardo, San Diego,

High rated POWAY UNIFIED SCHOOLS. Central San Diego home prices with more elbow room, square footage and larger private lot. This very well-maintained single-level home in desirable Rancho Bernardo is an entertainer's delight, boasting numerous upgrades and a prime location. As you approach, a private entryway welcomes you into a spacious open floor plan, seamlessly connecting the living and dining areas. From the formal dining room or the main entry hallway, step into the heart of the home, an open-concept kitchen and family room. The home features carpet in the living/dining and bedroom areas, with wood-like tile flooring throughout the rest of the house. The updated kitchen, bathrooms, and laundry room showcase newer cabinets and granite countertops, adding a modern touch. The outdoor space is designed for relaxation and entertainment, with a covered gazebo spanning the back of the house, complete with ceiling fans and lights. Enjoy the inground pool and spa, perfect for family fun and gatherings. Additional features include: A 3-car garage with built-in storage and large attic for additional storage. Paid solar panels for energy efficiency. A professionally installed drip and sprinkler system for easy landscape maintenance. Pride of ownership is evident throughout this home's interior and exterior. Poway Unified Schools, shopping, restaurants, major highways all nearby. Minutes from beaches, airports and downtown San Diego.



**MOIVATED SELLERS** Motivated Seller This very well-maintained single-level home in desirable Rancho Bernardo is an entertainer's delight, boasting numerous upgrades and a prime location. As you approach, a private entryway welcomes you into a spacious open floor plan, seamlessly connecting the living and dining areas. From the formal dining room or the main entry hallway, step into the heart of the home, an open-concept kitchen and family room. The home features carpet in the living/dining and bedroom areas, with wood-like tile flooring throughout the rest of the house. The updated kitchen, bathrooms, and laundry room showcase newer cabinets and granite countertops, adding a modern touch. The outdoor space is designed for relaxation and entertainment, with a covered gazebo spanning the back of the house, complete with ceiling fans and lights. Enjoy the inground pool and spa, perfect for family fun and gatherings. Additional features include: A 3-car garage with built-in storage and a large attic for additional storage. Paid solar panels for energy efficiency. A professionally installed drip and sprinkler system for easy landscape maintenance. Pride of ownership is evident throughout this home's interior and exterior. Poway Unified Schools, shopping, restaurants, major highways all nearby. Minutes from beaches, airports and downtown San Diego.

Built in 1988

### **Essential Information**

MLS® #	250016800SD
Price	\$1,459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,228

Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Marc Medina
Listing Office	J & M Investment Solutions Inc

### **Community Information**

Address	11697 Avenida Sivrita
Area	92128 - Rancho Bernardo
Subdivision	Rancho Bernardo
City	San Diego
County	San Diego
Zip Code	92128

### **Amenities**

Amenities	Pool, Fitness Center, Meeting Room, Other
Utilities	Sewer Connected, Water Connected
Parking Spaces	5
Parking	Driveway
# of Garages	3
Garages	Driveway
View	Mountain(s), Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association, Gas Heat, Heated

### **Exterior**

Exterior	Stucco
Lot Description	Sprinklers In Front, Drip Irrigation/Bubblers, Sprinkler System
Construction	Stucco

### **Interior**

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Attic, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Gas Cooking, Gas Cooktop, Gas Water Heater
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Family Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	January 19th, 2025
Days on Market	106
Short Sale	N
RE / Bank Owned	N

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