

# **\$799,999 - 9455 Vista Dr., Spring Valley**

MLS® #250017231SD

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**\$799,999**

4 Bedroom, 2.00 Bathroom, 1,573 sqft  
Residential on 1 Acres

Spring Valley, Spring Valley,

HUGE PRICE REDUCTION ON THIS  
UNIQUE HIDDEN GEM RANCH-STYLE  
HOME SITS ON ALMOST  
THREE-QUARTERS OF AN ACRE ON A  
QUIET & PRIVATE STREET WITH VIEWS  
AND COMES WITH A BASKETBALL COURT  
AND MONEY SAVING SOLAR! COUNTRY  
LIVING AT ITS BEST WITH 2 EXTRA BONUS  
ROOMS THAT PROVIDES AN  
OPPORTUNITY FOR POTENTIAL OFFICE  
SPACE WITH FIREPLACE & WINE ROOM  
THAT STAYS STEADY 65 DEGREES  
YEAR-ROUND. GREAT OPEN FLOOR PLAN  
WITH SPACIOUS BEDROOMS AND  
KITCHEN WITH STAINLESS STEEL  
APPLIANCES AND LARGE LIVING ROOM  
WITH NEW CARPET & WOOD LAMINATED  
FLOORING AND TONS OF NATURAL  
LIGHTING THROUGHOUT AND THE PORCH  
AREA HAS AMAZING SUNSET VIEWS!  
HUGE BACKYARD WITH BASKETBALL  
COURT SURROUNDED BY BEAUTIFUL  
LANDSCAPING WITH FRUIT BEARING &  
CITRUS TREES AND LARGE PATIO AREA  
THATâ€™S PERFECT FOR ENTERTAINING!  
THERE ARE SEVERAL CHICKEN COOPS  
AND GATED SECTION FOR GOATS OR  
OTHER ANIMALS AND SEVERAL SHEDS  
FOR EXTRA STORAGE AND EASY  
FREEWAY ACCESS! \*\*\*\*POTENTIAL ADU  
CONVERSION ON DETACHED GARAGE\*\*\*\*



Built in 1938

## Essential Information

MLS® #	250017231SD
Price	\$799,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,573
Acres	0.65
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Nancy Carter
Listing Office	RE/MAX Connections

## Community Information

Address	9455 Vista Dr.
Area	91977 - Spring Valley
Subdivision	Spring Valley
City	Spring Valley
County	San Diego
Zip Code	91977

## Amenities

Amenities	Trail(s), Hot Water, Other Courts
Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	13
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Mountain(s), Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stone, Stucco, Wood Siding
Roof	Composition
Construction	Stone, Stucco, Wood Siding

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Open Floorplan, Bedroom on Main Level, Ceiling Fan(s), Chair Rail, Recessed Lighting, Storage, Wine Cellar, Workshop
Appliances	Dishwasher, Disposal, Refrigerator, Gas Cooktop, Gas Water Heater, Vented Exhaust Fan
Heating	Combination, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bonus Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 24th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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