

# **\$598,300 - 1346 Nicolette Ave # 1226, Chula Vista**

MLS® #250021809SD

**\$598,300**

3 Bedroom, 2.00 Bathroom, 1,315 sqft

Residential on 12 Acres

Chula Vista, Chula Vista,

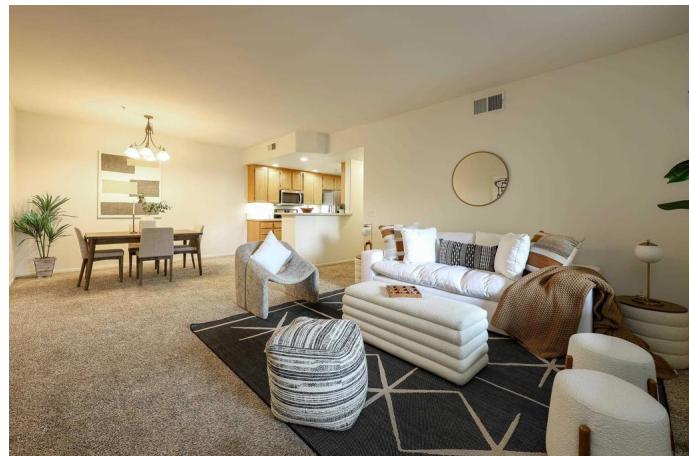
This move-in ready second-floor condo offers a bright and open living area, perfect for comfortable everyday living. The spacious primary bedroom features a walk-in closet. Enjoy the tranquility of a semi-private porch, well-insulated and shaded for year-round relaxation. Recent upgrades include a new hot water heater in 2020 and a washer and dryer installed in 2021. The home also boasts brand-new carpeting throughout and a freshly painted interior. Parking is convenient with a dedicated garage and an additional parking space. Residents also receive five monthly guest parking passes. The community offers exceptional amenities, including two pools, a spa/hot tub, a clubhouse, a recreation area, an exercise room, and a playground. Outdoor enthusiasts will love the biking and hiking trails, as well as the BBQ area. See Supplemental Remarks. The neighborhood is highly dog-friendly, featuring dedicated walking paths and grassy patches for pets. Located within walking distance of neighborhood schools and just minutes from great shopping and dining, this home combines comfort, convenience, and an unbeatable location.

Built in 2006

## **Essential Information**

MLS® # 250021809SD

Price \$598,300



|                |                 |
|----------------|-----------------|
| Bedrooms       | 3               |
| Bathrooms      | 2.00            |
| Full Baths     | 2               |
| Square Footage | 1,315           |
| Acres          | 12.04           |
| Year Built     | 2006            |
| Type           | Residential     |
| Sub-Type       | Condominium     |
| Status         | Closed          |
| Listing Agent  | Derek Lundgren  |
| Listing Office | LPT Realty, Inc |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1346 Nicolette Ave # 1226 |
| Area        | 91913 - Chula Vista       |
| Subdivision | Chula Vista               |
| City        | Chula Vista               |
| County      | San Diego                 |
| Zip Code    | 91913                     |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Maintenance Grounds, Other, Trash, Insurance |
| Parking Spaces | 2  |
| Parking        | Assigned, Uncovered                          |
| # of Garages   | 1  |
| Garages        | Assigned, Uncovered                          |
| Has Pool       | Yes  |
| Pool           | Community                                    |

## Exterior

|              |               |
|--------------|---------------|
| Exterior     | Stucco, Stone |
| Construction | Stucco, Stone |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Disposal, Microwave, Refrigerator |
| Heating      | Forced Air, Natural Gas                       |
| Cooling      | Central Air                                   |
| # of Stories | 1   |
| Stories      | One   |

## Additional Information

Date Listed March 18th, 2025  
Days on Market 6  
Zoning R-1:SINGLE  
Short Sale N  
RE / Bank Owned N

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