

# \$1,130,000 - 13865 Paseo Cevera, San Diego

MLS® #250022074SD

**\$1,130,000**

3 Bedroom, 2.00 Bathroom, 1,423 sqft

Residential on 0 Acres

Rancho Penasquitos, San Diego,

â€œAn Affordable Gateway to Rancho PeÃ±asquitosâ€”Single-Story Comfort in a Top-Tier School District!\*\* \*\*WHAT WE LOVE:\*\* Finding a detached home in Rancho PeÃ±asquitos at this price point is rare, making this an ideal opportunity for first-time buyers, move-up families, and investors. \*This single-story gem features a sunken living room with a cozy brick fireplace, a functional open layout, and a primary suite with an ensuite bath. \*The dogleg backyard + side yard create a private outdoor retreat, with a covered patio off the family room/kitchenâ€”perfect for morning coffee or weekend gatherings. \*Plus, youâ€™re in the highly sought-after Poway Unified School District, near parks, hiking & biking trails, and easy freeway access.

\*\*WHAT WE LOVE: (CONTâ€!)\*\* Beyond its inviting layout, this home offers an exceptional lifestyle in one of San Diegoâ€™s most desirable family-friendly neighborhoods. The \*\*Rancho PeÃ±asquitos community\*\* is known for its top-rated schools, active outdoor scene, and small-town feel with big-city convenience.

Enjoy nearby Los PeÃ±asquitos Canyon Preserve for hiking, Black Mountain Open Space for epic views, and local parks for weekend soccer games and picnics. Inside, recent updates include new LVP flooring, fresh interior paint, and refreshed landscaping. The homeâ€™s two-car garage, extended driveway, and front brick facade add curb appeal and functionality. The backyardâ€™s south-facing slope presents opportunities for



terracing, gardening, or creating a view deck. This is more than just a home—it's your chance to plant roots in a neighborhood where homes at this size and price don't last long.

Built in 1976

## Essential Information

MLS® #	250022074SD
Price	\$1,130,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jesse Ibanez
Listing Office	The Greenhouse Group Inc

## Community Information

Address	13865 Paseo Cevera
Area	92129 - Rancho Penasquitos
Subdivision	Rancho Penasquitos
City	San Diego
County	San Diego
Zip Code	92129

## Amenities

Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

## Exterior

Exterior	Stucco
Roof	Shingle, Asphalt
Construction	Stucco

## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 20th, 2025
Days on Market	5
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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