

# **\$835,000 - 9540 Abbeyfield Rd, Santee**

MLS® #250023378SD

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## **\$835,000**

4 Bedroom, 2.00 Bathroom, 1,758 sqft  
Residential on 0 Acres

Santee, Santee,

Charming 4-Bedroom Santee Home with Detached Garage & ADU Potential! Welcome to this beautifully maintained 4-bedroom, 2-bathroom home in the heart of Santee! Offering 1,758 sq. ft. of living space, this home features an inviting open floor plan, perfect for comfortable living and entertaining. The generous sized kitchen offers oak cabinets, granite slab countertops, and plenty of storage. Stay comfortable year-round with central AC & heating, ceiling fans throughout, and dual-pane windows for energy efficiency. Cozy up by the masonry fireplace in the spacious living area. A permitted garage conversion is included in the square footage, providing extra living space. Additionally, the property boasts a large 640 sq. ft. detached garage, offering ADU potential for additional income or multi-generational living. Enjoy the beautifully landscaped yard with automated sprinklers, making maintenance a breeze. The exterior has been freshly painted, adding to the home's curb appeal. Don't miss this fantastic opportunity to own a move-in-ready home in a desirable neighborhood!



Built in 1960

## **Essential Information**

MLS® #	250023378SD
Price	\$835,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,758
Acres	0.18
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christopher Cipro
Listing Office	Mission Realty Group

### **Community Information**

Address	9540 Abbeyfield Rd
Area	92071 - Santee
Subdivision	Santee
City	Santee
County	San Diego
Zip Code	92071

### **Amenities**

Parking Spaces	6
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Sprinklers In Front, Sprinkler System
Roof	Composition

### **Interior**

Interior	Laminate, Carpet
Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, Open Floorplan, Storage, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Cooking, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	50
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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