

\$1,200,000 - 12194 Waverly Downs Ln, San Diego

MLS® #250024082SD

\$1,200,000

2 Bedroom, 2.00 Bathroom, 1,456 sqft
Residential on 0 Acres

Carmel Mountain Ranch, San Diego,

Must See! Charming Carmel Mountain Ranch Home on a Large, Exceptionally Private Lot Tucked away on a nearly 10,000 sq ft lot, this rare 2 bed, 2 bath detached home, with a large, permitted, 28'x12' sunroom, offers privacy, space, and versatility in one of San Diego's most desirable communities. Located in a quiet, established part of the neighborhood, and it is not effected by the recent Lennar development in Carmel Mountain! Well maintained with a freshly repainted exterior, updated kitchen, and recent HVAC and tankless water heater upgrades. The home features a clean, functional layout. The spacious sunroom at the back offers a flexible bonus area—perfect for an office, gym, playroom, or guest space. The beautifully landscaped backyard is a true retreat with mature greenery, a large 8-person hot tub, sauna, and plenty of room for entertaining or relaxing in the sunshine. Enjoy top-rated Poway Unified schools, with close proximity to shopping, dining, parks, and easy freeway access. Detached, single-story homes with large, private lots are rarely available—this is an opportunity you don't want to miss! Must See! Charming Carmel Mountain Ranch Home on a Large, Exceptionally Private Lot Tucked away on a nearly 10,000 sq ft lot, this rare 2 bed, 2 bath detached home offers privacy, space, and versatility in one of San Diego's most desirable communities. Located in a quiet, established part of the neighborhood, and it is



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Built in 1988

Essential Information

| | |
|----------------|--|
| MLS® # | 250024082SD |
| Price | \$1,200,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,456 |
| Acres | 0.22 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Eric Edelman |
| Listing Office | Compass California III, Inc. dba Compass |

Community Information

| | |
|-------------|-------------------------|
| Address | 12194 Waverly Downs Ln |
| Area | 92128 - Rancho Bernardo |
| Subdivision | Carmel Mountain Ranch |

| | |
|----------|-----------|
| City | San Diego |
| County | San Diego |
| Zip Code | 92128 |

Amenities

| | |
|----------------|----------|
| Parking Spaces | 4 |
| Parking | Concrete |
| # of Garages | 2 |
| Garages | Concrete |
| Pool | None |

Exterior

| | |
|------|----------|
| Roof | Concrete |
|------|----------|

Interior

| | |
|-------------------|--|
| Interior Features | Atrium, Bedroom on Main Level, Entrance Foyer, Main Level Primary, See Remarks, Workshop |
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Counter Top, Free-Standing Range, Gas Cooking |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 3 |
| Zoning | R-1:SINGLE |
| Short Sale | N |
| RE / Bank Owned | N |

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