

# \$465,000 - 8475 Avenida Angulia # 19, Spring Valley

MLS® #250025826SD

## \$465,000

2 Bedroom, 2.00 Bathroom, 862 sqft  
Residential on 0 Acres

Spring Valley, Spring Valley,

Rare Corner Unit with Sweetwater Reservoir Views! Welcome to one of the most desirable units in the community – a corner residence offering sweeping views of the Sweetwater Reservoir from two private patios and both bedrooms. This thoughtfully designed home features dual en-suite bathrooms, in-unit laundry, and bamboo flooring. This units features an extra deck. Start your mornings with coffee overlooking the lake or unwind by the cozy fireplace. Nestled in a gated, resort-style community, enjoy access to a sparkling pool, soothing spa, and additional laundry facilities. Located in a peaceful residential neighborhood in the heart of Spring Valley, you're just minutes from shopping, dining, parks, and easy freeway access. This is a rare opportunity to own a view home – don't miss your chance to make it yours!



Built in 1987

### Essential Information

MLS® #	250025826SD
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	1987

Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Monique Ramirez
Listing Office	Real Broker

### Community Information

Address	8475 Avenida Angulia # 19
Area	91977 - Spring Valley
Subdivision	Spring Valley
City	Spring Valley
County	San Diego
Zip Code	91977

### Amenities

Amenities	Insurance, Maintenance Grounds, Trash, Water
Parking Spaces	2
Parking	Assigned, Carport, Other
Garages	Assigned, Carport, Other
View	Mountain(s), River
Has Pool	Yes
Pool	Community
Security	Gated Community

### Interior

Interior Features	Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater
Heating	Electric
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### Additional Information

Date Listed	April 28th, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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