

\$1,095,000 - 13130 Via Del Valedor, San Diego

MLS® #250028819SD

\$1,095,000

3 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 0 Acres

Rancho Penasquitos, San Diego,

Great opportunity to live at the end of a cul de sac street in a great part of Rancho Penasquitos! This charming 3 bedroom, 2 bathroom single level house sits on a flat, fully fenced, private lot. Terrific floor plan with vaulted ceiling and fireplace in the living room that is adjacent to kitchen and dining areas. Off the living room is a newer dual pane glass slider that leads out to a large patio that is perfect for entertaining. Home features newer luxury vinyl plank flooring throughout and clean, neutral interior paint. Secluded back yard feels like your own sanctuary. The same owner lovingly cared for this home for almost 50 years and it shows. Great location is close to everything and feeds to top rated Poway Unified Schools, including Canyon View Elementary, Mesa Verde Middle and Westview High. No HOA & no Mello Roos! This house is clean as a whistle and sits at the end of a quiet cul de sac. Covered entry leads to the hallway. Make a left and youâ€™ll be greeted by a spacious living room with lots of natural light. Make a right turn and the hallway will lead you to all three bedrooms. The primary bedroom with en suite bathroom is located off the rear of the home and offers views of the backyard. Secondary bedrooms down the hall share a full bathroom with a shower/tub combo. Off the living room is a glass slider that leads out to the back patio. The galley kitchen overlooks the backyard and is attached to the dining area. Also off the living room is access to the attached two car garage that features a



washer & dryer with utility sink, workbench and lots of room for overhead storage. Move right in or add your own personal touches to this super clean and charming single level house located in a great part of Rancho Penasquitos. Close to everything, including shopping, restaurants, community parks, trailheads with miles of hiking trails, I-15 & 56 freeways, and much more. This property feeds to highly desirable Poway Unified Schools: Canyon View Elementary (1.6 miles), Mesa Verde Middle (2.9 miles) and Westview High (3.9 miles).

Built in 1973

Essential Information

MLS® #	250028819SD
Price	\$1,095,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	John Antinone
Listing Office	Antinone Real Estate

Community Information

Address	13130 Via Del Valedor
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

Roof	Composition
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Interior

Interior Features	Main Level Primary
Appliances	Dishwasher, Disposal, Electric Range, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	May 29th, 2025
Days on Market	20
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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