

\$699,990 - 262 Benviana Dr # 146, Chula Vista

MLS® #250029267SD

\$699,990

3 Bedroom, 3.00 Bathroom, 1,372 sqft
Residential on 10 Acres

Chula Vista, Chula Vista,

Situated in the foothills of Mount San Miguel in the NE corner of East Chula Vista this move in ready 2 story townhome is ready for you. Welcome to Belleza at San Miguel Ranch. Built in 2006 this 3bed/2.5 bath 1,372sqft home with direct access side by side 2 car garage & private outdoor yard space is a perfect place to call home. Open floor plan includes a well sized kitchen with eat in bar that opens to the dining area & living room. Plenty of space to enjoy cooking your favorite meals with granite counters, SS appliances inc newer gas range/microwave, & single basin sink. Living room features fireplace, surround sound wiring, & faux wood blinds. Dining area flows into the low maintenance outdoor space perfect to enjoy year round SoCal living ready for outdoor dining. Powder room on 1st floor for guests. Primary bedroom features ensuite bath inc dual sinks, walk in shower, & private toilet area. All 3 bedrooms are upstairs on the same floor & all have ceiling fans. Laundry room w/sink. Dual pane windows, newer water heater, central heat & A/C with smart thermostat, Tesla electric car charger, MyQ smart garage door opener/keypad, video doorbell, & Yale smartlock keyless entry. Belleza amenities inc playground & picnic area w/BBQ which is in close proximity to unit. Pet friendly complex. FHA/VA approved. Only 3 units per building. Plenty of guest parking spaces w/2 guest passes. Home sits within the San Miguel Ranch community that provides a place to enjoy the pool, spa, water



splash zone, gym, outdoor space, tot lot, tennis court, basketball court, clubhouse w/kitchen that can be booked for events just in time to start making your summer memories. Local schools inc Liberty Elem, Eastlake Middle, & Eastlake HS. Short distance to Mother Miguel Mtn Trail HD with pano views, Mt San Miguel park & dog park that provides an expansive almost 20 acres of winding trails, open green spaces, rentable gazebos, ball field, sports courts & more. The Shops @ San Miguel Ranch, Otay Ranch Mall, & all that East Chula Vista has to offer provides a well planned master community to thrive in providing for local shopping, great schools, recreation, & entertainment nearby. Easy accessibility to 125, 54 & 805 fwys. Check out the video and 3D Walk Thru Tour links.

Built in 2006

Essential Information

MLS® #	250029267SD
Price	\$699,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	10.24
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Alice Greliak
Listing Office	Compass

Community Information

Address	262 Benviana Dr # 146
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Area	91914 - Chula Vista
Subdivision	Chula Vista
City	Chula Vista
County	San Diego
Zip Code	91914

Amenities

Amenities	Clubhouse, Fitness Center, Maintenance Grounds, Insurance, Playground, Pool, Pets Allowed, Spa/Hot Tub, Barbecue, Fire Pit, Pet Restrictions, Picnic Area, Sport Court, Trail(s)
Parking Spaces	4
Parking	Direct Access, Garage, Garage Door Opener, Guest, Permit Required
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Guest, Permit Required
Has Pool	Yes
Pool	Community, Association

Exterior

Exterior	Stucco
Roof	Concrete
Construction	Stucco

Interior

Interior	Carpet, Laminate, Tile
Interior Features	All Bedrooms Up, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Built-In Range, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R-1:SINGLE
Short Sale	N

RE / Bank Owned N

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