

\$964,000 - 8467 Borealis Rd, San Diego

MLS® #250029478SD

\$964,000

3 Bedroom, 2.00 Bathroom, 1,179 sqft
Residential on 0 Acres

Mira Mesa, San Diego,

Welcome to 8467 Borealis Rd – A Modern Turnkey Gem in Mira Mesa This beautifully updated single-story home offers 3 comfortable bedrooms, 2 bathrooms, and 1,179 sq ft of thoughtfully designed living space on a 5,227 sq ft lot. Enjoy abundant natural light, sleek flooring, and granite countertops throughout. The contemporary kitchen features stainless steel appliances, ideal for daily living and entertaining. The open living area flows seamlessly into your private backyard retreat – perfect for relaxing or hosting under the San Diego sun. Highlights include: Finished two-car garage, great for a gym, workshop, or office Premium, low-water synthetic grass in front and back yards for year-round greenery. Access to a community pool. Close to top-rated schools: Ericson Elementary (and Sandburg), Wangenheim Middle, and Mira Mesa High. Central forced air and heating No Mello-Roos, and a low \$25/month HOA. Nestled in a quiet, well-kept neighborhood near parks, shopping, and freeways -- this move-in-ready home delivers modern comforts, low-maintenance outdoor spaces, and an unbeatable location.

Don't miss your chance – this gem won't last long! 1. ****Single-Level Home****: Convenient layout with all living spaces on a single level. 2. ****Bedrooms and Bathrooms****: Features 3 spacious bedrooms and 2 bathrooms, ideal for families or guests. 3. ****Living Space and Lot Size****: Offers 1,179 sq ft of living space on a 5,227 sq ft lot, providing



ample room for outdoor activities. 4. **Modern Kitchen**: Equipped with granite countertops and stainless steel appliances, all less than 5 years old, ensuring a modern cooking experience. 5. **Garage**: Extended, finished car garage, perfect for storage or hobby space. 6. **Low Maintenance Yard**: Both front and backyard feature synthetic grass, reducing water usage and maintenance time. 7. **Community Amenities**: \$25 HIOA fee grants access to community pools, enhancing recreational options. 8. **Energy Efficiency**: Dual-pane windows and central forced air for cooling and heating contribute to high energy efficiency. 9. **Flooring**: Vinyl plank flooring throughout the home offers durability and a modern look. 10. **Smart Home Features**:
- Central AC/heating system can be controlled remotely and programmed for energy efficiency. - Garage door offers remote access for convenience and security. - Tankless water heater. - HD Ring doorbell allows for remote management and increased security 11. **Outdoor Living**: Semi-covered patio provides a great space for relaxation and entertainment. These details highlight the home's modern features, energy efficiency, and convenience.

Built in 1971

Essential Information

MLS® #	250029478SD
Price	\$964,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.12
Year Built	1971
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Leon Alchalel
Listing Office	Compass

Community Information

Address	8467 Borealis Rd
Area	92126 - Mira Mesa
Subdivision	Mira Mesa
City	San Diego
County	San Diego
Zip Code	92126

Amenities

Utilities	Sewer Connected, Water Connected, Cable Available
Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
View	None
Has Pool	Yes
Pool	Community

Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Disposal, Gas Range, Microwave, Refrigerator, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	June 4th, 2025
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Days on Market	15
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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