

# **\$899,000 - 11857 Spruce Run Drive # C, San Diego**

MLS® #250030424SD

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## **\$899,000**

3 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 0 Acres

Scripps Ranch, San Diego,

Welcome home to Scripps Ranch! This beautifully maintained 3 bedroom townhome is located in the desirable Triana community, & a short walk from award-winning Dingeman Elementary! Offering brand new flooring & new roof, modern upgrades, & fabulous community amenities, this home is turnkey & ready for its newest owners. As you step inside, you will be welcomed by an open concept layout boasting high ceilings & oversized windows, allowing natural light to flow into every room. Stylish laminate flooring & bright walls create a warm & inviting living space that continues into your formal dining area. With ample storage & plenty of counter space, the elevated kitchen is the heart of the home, connecting your cozy living room, dining, & private patio effortlessly. Through large sliding doors, enjoy your peaceful & private outdoor escape, reimagined to be perfect for entertaining & taking in the San Diego sunshine. A highlight of your charming patio is birdwatching the friendly western bluebird family that lays their nest in your birdhouse a few times a year, perfect for nature lovers. Head upstairs to find beautiful new flooring in all three bedrooms, including your primary retreat with soaring ceilings & a generously sized primary bath & walk-in closet. An expansive two-car garage featuring EV charging capability adds to the home's convenience. Triana offers its residents a sparkling swimming pool & spa & plenty of guest parking, adding a resort-like feel to your everyday life. Just moments away from



top-rated schools, popular retail & shopping,  
parks, trails & restaurants!

Built in 1998

**Essential Information**

MLS® #	250030424SD
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Jennifer Norris
Listing Office	Real Broker

**Community Information**

Address	11857 Spruce Run Drive # C
Area	92131 - Scripps Miramar
Subdivision	Scripps Ranch
City	San Diego
County	San Diego
Zip Code	92131

**Amenities**

Amenities	Maintenance Grounds
Utilities	Water Available
Parking Spaces	2
# of Garages	2
Has Pool	Yes
Pool	Community

**Exterior**

Exterior	Stucco
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Roof	Shingle
Construction	Stucco

## Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Disposal, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	June 12th, 2025
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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