

# \$715,000 - 12055 Caminito Campana, San Diego

MLS® #250031945SD

**\$715,000**

3 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 5 Acres

Rancho Bernardo, San Diego,

Ranked as the #4 friendliest neighborhood in the U.S., Rancho Bernardo offers a warm, welcoming community and this beautifully maintained 3-bedroom, single-level ground-floor condo in the sought-after Campana Villas is the perfect place to call home. This bright corner unit features luxury vinyl plank (LVP) flooring and is filled with natural light. The spacious living room includes a cozy gas fireplace and opens to a large, private patio yard that backs to a tranquil greenbelt and serene pond. The chef's kitchen offers ample counter space and cabinetry, ideal for both everyday living and entertaining. All three bedrooms are generously sized, offering comfort and flexibility. The primary bedroom boasts its own sliding door to the patio, a second private door to the greenbelt, and a spacious layout with direct outdoor access. The second bedroom features custom built-ins including a desk and cabinets perfect for a home office or study space. Additional highlights include a covered parking space with a large private storage unit in front, and abundant guest parking nearby. Residents enjoy access to top-tier amenities at the Rancho Bernardo Swim & Tennis Club, including a sparkling pool and spa, tennis courts, playground, and clubhouse. Located minutes from award-winning schools, golf courses, dining, shopping, parks, hiking trails, Lake Hodges, and I-15, this home blends comfort, convenience, and community in one exceptional offering.



Built in 1974

## Essential Information

MLS® #	250031945SD
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,454
Acres	5.05
Year Built	1974
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Rebecca Roman Stevens
Listing Office	Redfin

## Community Information

Address	12055 Caminito Campana
Area	92128 - Rancho Bernardo
Subdivision	Rancho Bernardo
City	San Diego
County	San Diego
Zip Code	92128

## Amenities

Amenities	Trash, Insurance, Maintenance Grounds, Other, Pet Restrictions
Parking Spaces	2
Parking	Community Structure, Golf Cart Garage, Permit Required, Uncovered
# of Garages	1
Garages	Community Structure, Golf Cart Garage, Permit Required, Uncovered
View	Park/Greenbelt
Has Pool	Yes
Pool	Community

## Exterior

Exterior	Asbestos, Asphalt
Lot Description	Sprinklers Manual
Construction	Asbestos, Asphalt

## Interior

Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down, Bar, Ceiling Fan(s), Laminate Counters, Main Level Primary, Recessed Lighting, Unfurnished
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Counter Top, Double Oven, Electric Cooking, Electric Cooktop, Electric Oven, Electric Range, Exhaust Fan, Ice Maker
Heating	Forced Air, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 27th, 2025
Days on Market	40
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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