

# **\$799,999 - 1716 Moon Orchid Ave, Chula Vista**

MLS® #250033952SD

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## **\$799,999**

5 Bedroom, 4.00 Bathroom, 2,476 sqft  
Residential on 0 Acres

N/A, Chula Vista,

**MAJOR PRICE REDUCTION - \$33,000  
BELOW RECENT COMPARABLE SALE!  
PLUS, PAID SOLAR PANEL SYSTEM!**

Welcome to this beautifully appointed 3-level townhome in the sought-after Lovina neighborhood of the Village of Montecito at Otay Ranch! This spacious and light-filled residence features an open-concept floor plan with luxury vinyl plank flooring throughout the main level, seamlessly connecting the living room, dining area, and kitchen. The gourmet kitchen boasts a large center island with white granite countertops, stainless steel appliances including a Frigidaire Gallery refrigerator, gas range/oven, microwave, dishwasher, and a modern steel sink with upgraded faucet. Enjoy a private, fenced front patio with concrete slab-perfect for relaxing or entertaining. A convenient powder room with pedestal sink and oval mirror completes the main level. The second floor features a loft-style lounge, two generously sized guest bedrooms, a full hallway bath with dual sinks and tub/shower combo, and a laundry room with side-by-side washer and dryer. The spacious primary suite offers a walk-in closet and an en-suite bath with dual sinks, glass-enclosed shower, sunken tub, and private water closet. On the third floor, you'll find a second loft/lounge space with spectacular mountain views-ideal for a media room, office, or guest retreat. This move-in-ready home is filled with natural light and offers comfort, style, and functionality. The Montecito Clubhouse includes a resort-style



pool, spa, kids pool, fitness center, banquet room, BBQ area, & PAID SOLAR! Welcome to the Village of Montecito in the award-winning Otay Ranch master-planned community—where suburban charm meets resort-style living! Nestled in the desirable Lovina neighborhood, this spacious tri-level townhome offers incredible value, comfort, and convenience in one of Chula Vista's fastest-growing areas. The Village of Montecito Clubhouse is the heart of the community and offers a full suite of upscale amenities. Residents enjoy a resort-style swimming pool, spa, kids splash pool, state-of-the-art fitness center, BBQ pavilion, banquet/party room, and a firepit lounge perfect for entertaining guests or relaxing after a long day. There's also a full-sized basketball court, pickleball courts, and lush greenbelts throughout the neighborhood, ideal for walking, jogging, or cycling. Just a short walk from your front door is Grove Park, featuring open grassy areas, shaded picnic spots, a playground, and plenty of room to roam. Meadow Park, also nearby, offers additional outdoor space for gatherings and recreation, with its large multi-use field, playgrounds, and picnic tables. The community is known for its family-friendly feel, beautifully maintained landscapes, and excellent walkability. This home is ideally located near top-rated schools, including Saburo Muraoka Elementary School, Rancho Del Rey Middle School, and Otay Ranch High School, all part of the highly regarded Chula Vista Elementary and Sweetwater Union High School Districts. For everyday essentials and retail therapy, you're just minutes away from Otay Ranch Town Center, a premier open-air shopping mall with national retailers like Macy's, H&M, Apple, and Sephora, as well as a variety of restaurants, a seasonal farmer's market, and a movie theater. Also nearby is Eastlake Village Marketplace,

Heritage Towne Center, and Millenia Town Center, featuring Walmart, Target, HomeGoods, Starbucks, Sprouts, and CVS, along with countless dining options including Buffalo Wild Wings, Olive Garden, Panera Bread, The Broken Yolk, Cold Stone Creamery, and many more. With close proximity to major highways including the 125 Toll Road, commuting to downtown San Diego, Naval bases, and surrounding employment hubs is easy and efficient. The area also continues to grow, with exciting new restaurants, cafes, and shops opening regularly, making it one of the most vibrant and convenient places to live in South County. Whether you're look...

Built in 2018

**Essential Information**

MLS® #	250033952SD
Price	\$799,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,476
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Matt Roth
Listing Office	MATT ROTH

**Community Information**

Address	1716 Moon Orchid Ave
Area	91913 - Chula Vista
Subdivision	N/A

City	Chula Vista
County	San Diego
Zip Code	91913

### Amenities

Amenities	Clubhouse, Playground, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, On Street
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, On Street
View	Mountain(s)
Has Pool	Yes
Pool	Community, Association

### Exterior

Exterior	Stone, Stucco, Concrete
Roof	Spanish Tile
Construction	Stone, Stucco, Concrete

### Interior

Interior	Carpet
Interior Features	Ceiling Fan(s), Recessed Lighting, All Bedrooms Up
Appliances	SixBurnerStove, Counter Top, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Barbecue
Heating	Forced Air, See Remarks
Cooling	Central Air, Gas
# of Stories	3
Stories	Three Or More

### Additional Information

Date Listed	July 18th, 2025
Days on Market	82
Short Sale	N
RE / Bank Owned	N

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