

\$1,399,000 - 13445 Appalachian Way, San Diego

MLS® #250037665SD

\$1,399,000

3 Bedroom, 3.00 Bathroom, 2,164 sqft
Residential on 0 Acres

Rancho Penasquitos, San Diego,

This beautifully upgraded 3/2 home offers the perfect blend of style, comfort, and functionality. Set on a quiet residential street, the home showcases eye-catching curb appeal with manicured landscaping, and a welcoming front patio. Inside, youâ€™™ll find a thoughtfully designed floor plan highlighted by a spacious living area and a modernized kitchen featuring granite countertops, stainless steel appliances, custom cabinetry, and a designer tile backsplash. The open flow and abundant natural light make it ideal for both everyday living and entertaining. The home includes three generously sized bedrooms plus a bonus officeâ€™™perfect for working from home or creating a flexible space. Both upstairs bathrooms are well-appointed with tasteful finishes. Step outside to your own backyard retreat, where a recently renovated sparkling pool and spa invite you to relax and unwind. A covered patio and outdoor dining area extend your living space, making it easy to host gatherings or simply enjoy the California sunshine. Includes an outdoor shower for easy cleanup. With upgrades throughout, a functional floor plan, and a resort-style backyard, this home is move-in ready and offers the best of indoor-outdoor living. Plus, a solar lease helps keep energy costs low for year-round efficiency. Walking distance to Vons shopping, PQ library and Mt. Carmel High School. No HOA/ Mello Roos.



Built in 1979

Essential Information

MLS® #	250037665SD
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,164
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jackie Dempsey
Listing Office	Sage Legacy Properties

Community Information

Address	13445 Appalachian Way
Area	92129 - Rancho Penasquitos
Subdivision	Rancho Penasquitos
City	San Diego
County	San Diego
Zip Code	92129

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
Has Pool	Yes
Pool	Fenced, Heated, In Ground

Interior

Interior Features	Separate/Formal Dining Room, Walk-In Pantry
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Disposal, Double Oven, Gas Water Heater, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Whole House Fan
Fireplace	Yes

Fireplaces	Family Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 29th, 2025
Days on Market	35
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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