

# **\$1,225,000 - 852 Via Barquero, San Marcos**

MLS® #250037984SD

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## **\$1,225,000**

4 Bedroom, 3.00 Bathroom, 3,334 sqft

Residential on 0 Acres

San Marcos, San Marcos,

Breathtaking westward views with spectacular sunsets await! This stunning Santa Fe Hills home boasts a highly sought-after, spacious floor plan, complemented by sweeping views from the backyard and upstairs primary suite balcony. Step inside to a welcoming entry that flows into a bright living and dining room with new plush carpet. A versatile entry-level bonus room is ideal for a private home office, playroom, or guest bedroom. Upstairs, the primary suite features sweeping views, new carpet, and a recently upgraded bathroom. A generous loft with hickory engineered wood floors provides the perfect retreat for kids, a media room, or a second living space. The remodeled kitchen shines with new cabinetry, quartz countertops, and modern tile flooring. Open the sliding glass doors to your backyard escape—perfect for entertaining or enjoying peaceful morning coffee while soaking in the scenery. NO HOA. \$1766 annual Mello Roos ends September 1, 2027. Solar Paid in Full. NO HOA! Solar is Paid in full. System upgrades include: new water heater (Feb 2025), solar panels (Paid in full) (2022), whole-house fan, whole-house water filtration system, and a new ionizing HVAC air filtration system in the attic (2025)—designed to kill mold, bacteria, viruses, and odors for healthier indoor air. Also completed in 2025: new attic insulation, complete ductwork replacement, and new air registers throughout the home—enhancing energy efficiency, comfort, and air quality. The Santa Fe Hills



neighborhood is quiet and family-oriented, featuring parks, tot lots, scenic hiking trails, and a true community feel. Paloma Elementary School is nearby, along with a community center that offers a pool and adjacent soccer. This home is turnkey and reflects exceptional pride of ownership. Don't miss your chance to own in one of San Marcos's most sought-after neighborhoods!

Built in 2003

**Essential Information**

MLS® #	250037984SD
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,334
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jaime Kull
Listing Office	Coldwell Banker West

**Community Information**

Address	852 Via Barquero
Area	92069 - San Marcos
Subdivision	San Marcos
City	San Marcos
County	San Diego
Zip Code	92069

**Amenities**

Parking Spaces	4
Parking	Driveway

# of Garages	2
Garages	Driveway
Pool	None

## **Exterior**

Exterior	Stucco
Construction	Stucco

## **Interior**

Interior Features	Loft, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Disposal, Gas Oven, Gas Range, Microwave
Heating	Forced Air, Fireplace(s), Solar
Cooling	Central Air
# of Stories	2
Stories	Two

## **Additional Information**

Date Listed	September 10th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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