

# \$1,274,500 - 13045 Texana St, San Diego

MLS® #250041814SD

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## \$1,274,500

3 Bedroom, 3.00 Bathroom, 1,652 sqft  
Residential on 0 Acres

Rancho Penasquitos, San Diego,

Highly sought after East Park Village community! Discover this beautifully upgraded South-facing home on a pool-size 6,900 sqf lot surrounded by lush landscaping, fruit trees, and homegrown vegetables. A perfect blend of comfort and elegance – bright, quiet, and private! Step inside to find gorgeous luxury vinyl flooring throughout. No carpet! Newer dual-pane windows, and fully paid solar panels for energy efficiency. The remodeled kitchen features stainless steel appliances and modern finishes. Enjoy the soaring high ceilings in the living area, flooding the space with natural light. The cozy family room is ideal for gatherings and entertainment. Step outside to a newly installed adjustable aluminum patio shade – perfect for year-round outdoor living. Additional upgrades include new LED ceiling lights, modern light switches, and a large side-yard storage shed. Located near award-winning schools (Mesa Verde Middle & Westview High), with easy access to I-56, shops, restaurants, and walking trails just minutes away. No HOA! No Mello-Roos! Don't miss this rare opportunity to own a move-in-ready home in one of the most desirable neighborhoods in the area.



Built in 1986

## Essential Information

MLS® #	250041814SD
Price	\$1,274,500

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,652
Acres	0.16
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vince Moon
Listing Office	House & Domus Realty

### Community Information

Address	13045 Texana St
Area	92129 - Rancho Penasquitos
Subdivision	Rancho Penasquitos
City	San Diego
County	San Diego
Zip Code	92129

### Amenities

Parking Spaces	4
Parking	Concrete
# of Garages	2
Garages	Concrete
Pool	None
Security	Carbon Monoxide Detector(s), Security System

### Exterior

Exterior	Stucco, Brick
Construction	Stucco, Brick

### Interior

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Counter Top, Electric Cooktop, Electric Oven, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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