

\$1,199,000 - 11015 Vivaracho Way, San Diego

MLS® #260001608SD

\$1,199,000

3 Bedroom, 2.00 Bathroom, 1,681 sqft
Residential on 0 Acres

Tierrasanta, San Diego,

Lovely light & bright single-level home with a backyard pool & jacuzzi in a quiet Tierrasanta neighborhood! No HOA or Mello-Roos! This is an excellent opportunity to purchase in an established, centrally-located community & make this home your own. Fabulous curb appeal & mature landscaping welcome you into the home. High ceilings & a flowing floor plan make it easy to imagine yourself living here. Step inside to a spacious living room anchored by a beautiful fireplace. A family room or dining area adjacent to the roomy kitchen provides endless potential to expand with an island or additional cabinet storage. The home currently showcases 3 large bedrooms plus an office area that could be used as-is or easily enclosed to create a 4th bedroom. The primary suite features an ensuite bathroom with a walk-in shower & private access out to the backyard through slider doors. The second full bathroom is in the hallway, easily accessible to the other bedrooms and areas of the home. The backyard feels private, perfect for enjoying the big pool & jacuzzi with family & friends. Pool solar heat system & a new variable speed pool pump too. A covered patio area increases the options for year-round entertaining. A/C is an added bonus for this special home, along with the interior laundry room & ample storage in the attached garage. Close to shopping, dining, & freeways, this home is a perfect choice for commuters. Truly one of the most central locations in San Diego. Residents also



enjoy unparalleled access to Mission Trails Regional Park along with community parks & recreation spaces.

Built in 1976

Essential Information

MLS® #	260001608SD
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,681
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lindsay Herrell
Listing Office	Compass

Community Information

Address	11015 Vivaracho Way
Area	92124 - Tierrasanta
Subdivision	Tierrasanta
City	San Diego
County	San Diego
Zip Code	92124

Amenities

Parking Spaces	4
Parking	Driveway, Garage, Concrete, Direct Access
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Private, Solar Heat

Exterior

Exterior	Other
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Roof	Composition, See Remarks
Construction	Other

Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, See Remarks
Appliances	Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	January 21st, 2026
Days on Market	4
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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