

# \$749,999 - 9844 Ivanho Street, Spring Valley

MLS® #CV25056470

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## \$749,999

4 Bedroom, 2.00 Bathroom, 1,398 sqft  
Residential on 0 Acres

Spring Valley, Spring Valley,

This charming and well-maintained home offers breathtaking views of the Sweetwater Reservoir, providing a serene backdrop for everyday living. Featuring 4 bedrooms and 2 full bathrooms, this home blends comfort and style with its upgraded kitchen and modern appliances.

The cozy living room boasts a fireplace, perfect for unwinding on cooler evenings. Throughout the home, you'll notice updated painted ceilings and exposed wooden beams, adding a rustic yet modern touch. Plush carpet is installed in all rooms and laminate flooring in the kitchen, living room and hallway, enhancing the comfort throughout. Step outside to your private open backyard with an updated roof, or enjoy the custom-built front yard patio deck complete with furniture and a fire pit—ideal for relaxing while watching the sunset. In the front yard, you'll find Meyer lemon, Persian lime, and Australian finger lime trees, adding a lovely touch of greenery and natural beauty. Conveniently located near schools, restaurants, shopping center, and the freeway, this home is ready for its next owner. Don't miss out on the opportunity to make it yours—schedule your tour today!



Built in 1963

## Essential Information

MLS® # CV25056470

|                |                           |
|----------------|---------------------------|
| Price          | \$749,999                 |
| Bedrooms       | 4                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 1,398                     |
| Acres          | 0.11                      |
| Year Built     | 1963                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Status         | Closed                    |
| Listing Agent  | Natalie Estevez           |
| Listing Office | EXCELLENCE RE REAL ESTATE |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9844 Ivanho Street    |
| Area        | 91977 - Spring Valley |
| Subdivision | Spring Valley         |
| City        | Spring Valley         |
| County      | San Diego             |
| Zip Code    | 91977                 |

### Amenities

|                |           |
|----------------|-----------|
| Parking Spaces | 1         |
| # of Garages   | 1         |
| View           | Reservoir |
| Pool           | None      |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Front Yard, Sprinkler System, ZeroToOneUnitAcre |
| Roof            | Shingle   |

### Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Laminate   |
| Interior Features | Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Main Level Primary |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Stories      | One |

### **School Information**

|          |                 |
|----------|-----------------|
| District | Grossmont Union |
|----------|-----------------|

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 13th, 2025 |
| Days on Market  | 28               |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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