

# \$1,690,000 - 1106 Ariana Road, San Marcos

MLS® #IG25064739

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## \$1,690,000

4 Bedroom, 3.00 Bathroom, 2,715 sqft  
Residential on 0 Acres

San Marcos, San Marcos,

Come see this beautiful Sage Canyon Ranch pool home on an over 20,000 square foot lot. Home is upgraded from start to finish including Paid for Solar, Quiet Cool System, Upgraded Flooring and Window Coverings throughout, Island Kitchen with Stainless Steel KitchenAid Appliances including Built-In Refrigerator. Primary Bedroom features Walk-In Closet with built-ins and custom Walk-In Shower. Backyard features include Swimming Pool and Spa, Large Alumawood Patio Cover. This Home is an Absolute Gem and Must See!



Built in 2004

## Essential Information

MLS® #	IG25064739
Price	\$1,690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,715
Acres	0.46
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Steve Bussman
Listing Office	Steve Bussman Broker

## Community Information

Address	1106 Ariana Road
Area	92069 - San Marcos
Subdivision	San Marcos
City	San Marcos
County	San Diego
Zip Code	92069

## Amenities

Amenities	Management
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Front
View	Hills
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters
Roof	Flat Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Primary Suite, All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Built-in Features, Ceiling Fan(s), Entrance Foyer, Main Level Primary, Open Floorplan, Pantry, Quartz Counters, Separate/Formal Dining Room, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Microwave, ENERGY STAR Qualified Appliances, Gas Cooktop, Range Hood
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room

# of Stories	1
Stories	One

### **School Information**

District	San Marcos Unified
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### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	11
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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