

# \$899,000 - 1316 Via La Ranchita, San Marcos

MLS® #IG25097624

**\$899,000**

3 Bedroom, 2.00 Bathroom, 1,822 sqft

Residential on 0 Acres

San Marcos, San Marcos,

**REDUCED!! REDUCED!! REDUCED!!**

Experience the best of San Marcos living in our spectacular new listing. This beautifully remodeled home boasts 3 spacious bedrooms, 2 full bathrooms, a large kitchen, family room, and living room, perfect for entertaining or family bonding. With an impressive expansion of over 700 square feet, this home offers ample room to grow. Enjoy the convenience of a new pitched roof, plenty of parking, and access to community parks and common areas. Ideally located near top-rated schools, shopping centers, and popular restaurants, this home is a rare find. And with beautiful beach areas just a short bike ride away, this incredible opportunity is waiting to be seized. Let's not forget about the newer high efficiency Central AC and heater.



Built in 1972

## Essential Information

MLS® #	IG25097624
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,822
Acres	0.17
Year Built	1972
Type	Residential

Sub-Type Single Family Residence  
Status Closed  
Listing Agent Jesse Aguayo  
Listing Office KELLER WILLIAMS REALTY

## Community Information

Address 1316 Via La Ranchita  
Area 92069 - San Marcos  
Subdivision San Marcos  
City San Marcos  
County San Diego  
Zip Code 92069

## Amenities

Parking Spaces 2  
# of Garages 2  
View None  
Pool None

## Exterior

Lot Description Back Yard, Front Yard

## Interior

Interior Features All Bedrooms Down  
Cooling See Remarks  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 1  
Stories One

## School Information

District San Marcos Unified

## Additional Information

Date Listed May 2nd, 2025  
Days on Market 95  
Zoning R1  
Short Sale N  
RE / Bank Owned N

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