

# \$1,115,000 - 1201 Branding Iron Circle, Vista

MLS® #IV25132996

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**\$1,115,000**

3 Bedroom, 2.00 Bathroom, 1,692 sqft  
Residential on 0 Acres

N/A, Vista,

Stunning Vista Home in the Coveted Carriage Hills Community

Welcome to a rare opportunity in the highly sought-after Carriage Hills neighborhood, nestled in the prestigious Vista area. Situated on 1/2 acre, one of the few flat, fully usable lots in the community, this beautifully updated home blends modern amenities with an entertainer's paradise.

Enjoy exclusive access to private hiking and horse trails along with two community horse arenas—perfect for equestrian enthusiasts and nature lovers. Conveniently located near freeways, schools, and shopping centers, this property offers the best of both peace and practicality.

Step inside to a striking tiled entryway and a light-filled interior featuring all-new vinyl plank flooring, freshly painted interiors and exteriors in a neutral palette, and seamless indoor-outdoor living through expansive ERIS bi-fold doors.

The backyard oasis boasts a modern pool with Baja shelf, gray plaster finish, and surrounding concrete, turf, and gravel landscaping—a clean, open canvas ready for your personal touch.

The brand-new kitchen is a chef's dream, showcasing white shaker cabinetry, brushed



gold hardware, Samsung stainless steel appliances, quartz countertops, and a farmhouse fire clay sink.

The primary suite offers a luxurious retreat with an updated tile shower featuring a rain shower head, quartz countertops, a separate vanity area, and brushed gold accents. All bathrooms are thoughtfully remodeled with spa-like finishes.

Additional highlights include:

Gas stub-out for a future built-in BBQ

RV parking

Fireplace

12' wide indoor-outdoor opening to the backyard

New electric HVAC system with brand-new ducting

Prepaid PPA solar for next 11 years

White satin stucco exterior with black trim

Detached garage with oversized driveway for multiple vehicles

This turnkey property is a standout in a prime location, offering space to expand, entertain, and enjoy the Carriage Hills lifestyle. Don't miss your chance—schedule your private tour today!

Built in 1980

## Essential Information

MLS® #	IV25132996
Price	\$1,115,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.39
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rickii Coe
Listing Office	CAL STATE REALTY SERVICES

### **Community Information**

Address	1201 Branding Iron Circle
Area	92081 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92081

### **Amenities**

Amenities	Call for Rules, Dog Park, Horse Trails, Picnic Area, Playground, Trail(s)
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Gunite, In Ground, Private

### **Exterior**

Exterior	Stucco, Copper Plumbing, Vinyl Siding
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Horse Property, Landscaped, Rectangular Lot, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Street Level, Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Composition, Shingle
Construction	Stucco, Copper Plumbing, Vinyl Siding

### **Interior**

Interior	Vinyl
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Interior Features	Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Quartz Counters, Recessed Lighting
Appliances	Gas Range
Heating	Forced Air, Electric, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Vista Unified
Middle	Madison

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	88
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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