

# \$945,000 - 1110 Ballata Court, Vista

MLS® #NDP2501082

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,886 sqft

Residential on 0 Acres

N/A, Vista,

Located in the desirable Shadowridge community, this charming 'Lido' home sits on an elevated cul-de-sac lot, offering a serene retreat. A charming, gated courtyard welcomes you into a cheerful and functional home. The primary suite is conveniently located on the main level, while two spacious bedrooms await upstairs. The remodeled kitchen boasts high-end KitchenAid appliances, including an armoire refrigerator and a six-burner gas range with a griddle. Custom cabinetry, complete with roll-out drawers and a corner Lazy Susan, adds both style and functionality. A garden window invites ample sunlight, and custom overhead and under-cabinet lighting creates a warm ambiance. The living room features a cozy fireplace and impressive volume ceilings, enhancing the sense of space. Entertain graciously in the formal dining room! A custom breakfast bar connects the kitchen to the spacious family room, which is complete with newer windows and French doors. Step outside to the delightful backyard, which wraps around to a private side yard, ideal for enjoying sunny mornings or tranquil afternoons on the patio with beautiful southern views. All bathrooms are beautifully appointed with custom cabinetry, hand-painted sinks, and updated fixtures. The primary suite features a luxurious walk-in shower with a glass block privacy wall. Downstairs, elegant tile flooring flows seamlessly, while warm wood floors grace the upstairs. Plantation shutters, custom light fixtures, and ceiling fans add special



touches throughout. Air conditioning ensures year-round comfort. Residents of Lido enjoy access to not one, but two swimming pools, with HOA-maintained front yards adding extra convenience. This home is also golf-cart close to Shadowridge Golf Club and conveniently located near shopping and dining options.

Built in 1988

## Essential Information

MLS® #	NDP2501082
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.30
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Sandra Chenoweth
Listing Office	Coldwell Banker Realty

## Community Information

Address	1110 Ballata Court
Area	92081 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92081

## Amenities

Amenities	Maintenance Grounds, Maintenance Front Yard, Pool, RV Parking
Utilities	Electricity Connected
Parking Spaces	4

Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Community, See Remarks, Association

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Lawn, Landscaped, Yard
Windows	Plantation Shutters, Screens, Garden Window(s)
Roof	Concrete, Tile

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Main Level Primary
Appliances	Dishwasher, Gas Cooking, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, SixBurnerStove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Vista Unified
Elementary	Breeze Hill
Middle	Madison
High	Rancho Buena Vista

## Additional Information

Date Listed	February 2nd, 2025
Days on Market	42
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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