

# **\$899,999 - 1115 Ballata Court, Vista**

MLS® #NDP2502773

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**\$899,999**

3 Bedroom, 3.00 Bathroom, 1,835 sqft  
Residential on 0 Acres

N/A, Vista,

Welcome to this lovingly maintained 3-bedroom, 2.5-bathroom home in the highly desirable Lido community of Shadowridge! Offering 1,835 sq. ft. of comfortable living space, this home is situated on a cul-de-sac and features a gated courtyard and extended driveway. Inside, you'll find a living room and separate dining room, both with vaulted ceilings. The eat-in-kitchen boasts newer appliances and a center island for convenient meal prepping. The adjacent family room features a cozy fireplace and slider to the back yard. Upstairs, you will find all 3 bedrooms and 2 full bathrooms. Enjoy a peek-a-boo golf course view from the primary bedroom which features vaulted ceilings, an en-suite bathroom and 2 closets. The backyard features a covered patio with lighting, several fruit trees including loquat and orange, and no neighbors directly behind. Other features of the home include a full-size laundry room, 2 car attached garage, newly installed water heater, newer vinyl fencing, newer carpet, and a partial roof replacement. The Lido community offers fantastic amenities, including two pools and spas, with HOA-covered front yard landscaping and common area maintenance. With quick freeway access to the 78, this home is located approx. 8 miles from the beach and is within close proximity to shops, restaurants, schools, and the beautiful Shadowridge golf course. Nature lovers will appreciate being about 1 mile from Buena Vista Park Pond & Open Space where you can



feed the ducks, walk the dog, or enjoy the scenic hiking trails. This home offers the perfect blend of comfort, convenience, and community. Don't miss outâ€”schedule your private showing today!

Built in 1988

**Essential Information**

MLS® #	NDP2502773
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erica Miller
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1115 Ballata Court
Area	92081 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92081

**Amenities**

Amenities	Maintenance Front Yard, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood, Golf Course

Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Yard, Level

## Interior

Interior Features	Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Up
Appliances	Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Vista Unified
Elementary	Lake
Middle	Madison
High	Rancho Buena Vista

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	7
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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