

# \$1,150,000 - 2248 Buena Creek Rd., Vista

MLS® #NDP2502853

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,940 sqft  
Residential on 1 Acres

N/A, Vista,

**SELLER MOTIVATED!** Amazing Opportunity as a 3-Unit Income Producing Property that's situated on .64 acres in a country setting, beautiful mountain & valley views, mature trees, succulents & natural landscaping. See Listing under Residential Income for Current Rents, etc. All dwellings are permitted. Main House: 2BR/1BA, Built-in 1954, 816 sq.ft., kitchen remodeled in 2018, bath remodeled 2020, new roof 2017, wooden interior doors, picture windows, original wood flooring, hatch kitchen door leading you to a private patio and decking. Unit#2-1BR/1BA, Built-in 1970, 484 sq.ft., remodeled kitchen & bath in 2018, new roof 2024, open beam ceiling, trestle ceiling, loft plus extra storage loft, private patio, built-in book cases. Unit#3-1BR/1BA, Built-in 1970, 640 sq.ft., vaulted open beam naughty pine ceiling, wooden floors, remodeled kitchen in 2020, new roof 2024, exterior painted 2025, new water heater 2025, covered patio decking with views and private setting. Currently all units are leased and generating an income. Current rents are below market rents. You could live in the main house and still rent out the other 2-units. Unit #2 closest to main house has an unpermitted bathroom & closet. Call your lender to get pre-qualified for an income producing property and how the extra income can help you qualify for the loan. Buyer & Buyer's Agent to verify all. SEE ATTACHED DOCUMENTS FOR YOUR REVIEW.



CRMLS

Built in 1954

**Essential Information**

MLS® #	NDP2502853
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.64
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cathleen Steiger
Listing Office	Bressi Realty

**Community Information**

Address	2248 Buena Creek Rd.
Area	92084 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92084

**Amenities**

Parking Spaces	12
View	Hills, Meadow, Mountain(s), Trees/Woods, Valley
Pool	None

**Interior**

Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	1
Stories	One

**School Information**

District	Vista Unified
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Elementary	Monte Vista
Middle	Rancho Minerva
High	Rancho Buena Vista

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	127
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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