

# \$1,049,777 - 1176 Parkview Drive, Oceanside

MLS® #NDP2505310

**\$1,049,777**

3 Bedroom, 3.00 Bathroom, 2,494 sqft

Residential on 0 Acres

N/A, Oceanside,

Looking for luxury living less than a mile from the San Luis Rey Gate of Camp Pendleton? Indulge in this stunning Augusta Arrowood residence â€“ tucked away on a quiet streets, surrounded by lushly landscaped grounds and steps from the communityâ€™s Junior Olympic pool, clubhouse, and walking trails. The open and flowing floor-plan showcases engineered wood floors throughout the downstairs, creating a warm and inviting ambiance that complements the homeâ€™s abundant natural light. Inside, youâ€™ll admire the open concept kitchen with a center island, pot rack, granite countertops, stainless steel appliances, and ample cabinetry, seamlessly connecting to the dining area and the living room with a cozy fireplace and surround sound all surrounded by a wall of windows and sliding door with views to the backyard. Retreat upstairs to the striking primary suite with plantation shutters, a spacious walk-in closet with built-in organizers, and an ensuite bath featuring dual sinks, a soaking tub, a separate shower, and a vanity area. Two additional bedrooms, a well-appointed hall bath, and a custom built-in hall cabinet complement the upper floor. Practical amenities include a laundry room with plenty of storage cabinets, new carpet upstairs, an electric car charger, attic storage, leased solar panels, and ample storage throughout. Escape to the meticulously landscaped backyard boasting stamped concrete, terraced garden boxes, a spa under



a gazebo, a side yard with raised garden boxes, four citrus trees, a drip system, and a dedicated dog run—perfect for entertaining or relaxing outdoors. Enjoy the unparalleled lifestyle offered by Arrowood™s master-planned community, which includes a clubhouse with BBQ area, an 18-hole championship golf course, walking trails, playgrounds, and proximity to Luiseno Park with lighted tennis courts, sports fields, and playgrounds. The sellers are open to negotiating terms for assumption of their VA loan at a competitive 4.49% interest rate with an approximate balance of \$777,000, offering buyers an exceptional financing opportunity. All this, plus being located within the coveted Bonsall Unified School District, makes this home an extraordinary opportunity to live in luxury at its finest.

Built in 2007

## Essential Information

MLS® #	NDP2505310
Price	\$1,049,777
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,494
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Kirk
Listing Office	LPT Realty

## Community Information

Address 1176 Parkview Drive

Area	92057 - Oceanside
Subdivision	N/A
City	Oceanside
County	San Diego
Zip Code	92057

## Amenities

Amenities	Clubhouse, Picnic Area, Playground, Pool, Recreation Room
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Dryer, Washer
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Bonsall Unified
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## Additional Information

Date Listed	May 23rd, 2025
Days on Market	18
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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