

# \$949,000 - 13920 Boyden Way, Mira Mesa

MLS® #NDP2509873

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## \$949,000

2 Bedroom, 3.00 Bathroom, 1,518 sqft  
Residential on 0 Acres

N/A, Mira Mesa,

Quick Move-In! STUNNING LUXURY TOWNHOME in the highly desirable 3Roots community in vibrant Sorrento Mesa. The recently built green community has designated more than 200 acres as preserved open space, with trails, parks, and paseos offering outdoor gathering and recreational spaces for all ages. Close to restaurants, shopping, and more. This is your opportunity to own a beautiful contemporary Atwood-Plan 4, 2 BR + office, 2.5 BA town home with 2 car garage attached. Enhancements include LVP and upgraded carpet flooring, Quartz kitchen counters, custom tile back splash, white cabinets, stainless steel appliances, open rail staircase, EV outlet in garage, solar and more! Enjoy the resort-style amenities state of art clubhouse, fitness center, two pools, dry sauna, hot tub and recreation parks. This dynamic community sits 17 miles north of downtown San Diego and approximately 10 minutes from the California coastline, discover the stylish Atwood at 3 Roots neighborhood.



Built in 2025

## Essential Information

MLS® #	NDP2509873
Price	\$949,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Lisa Sanshey-beaudin
Listing Office	Shea Advantage

### **Community Information**

Address	13920 Boyden Way
Area	92126 - Mira Mesa
Subdivision	N/A
City	Mira Mesa
County	San Diego
Zip Code	92126

### **Amenities**

Amenities	Clubhouse, Fitness Center, Park, Pet Restrictions, Pool, Sauna, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Association, Community

### **Interior**

Interior Features	Bedroom on Main Level
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

### **School Information**

District	San Diego Unified
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### **Additional Information**

Date Listed	October 12th, 2025
Days on Market	118

Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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