

# \$829,000 - 511 Hilltop Dr, Chula Vista

MLS® #NDP2511342

---

## \$829,000

3 Bedroom, 2.00 Bathroom, 1,962 sqft  
Residential on 0 Acres

N/A, Chula Vista,

### WEST CHULA VISTA'S MOST VERSATILE COMPOUND | Gated Quarter-Acre | Where Business Meets Luxury Living

The property every operator searches for but rarely finds: 10,000 square feet of flat, secured land combining completely remodeled residential comfort with infrastructure that builds equity—not expenses.

**RENOVATED SINGLE-STORY SANCTUARY (1,962 SF):** Granite kitchen with center island flows into a fireside family room where life happens naturally. Oversized primary suite with French doors to private backyard—your daily retreat. Spa-inspired bathrooms. Flooded with natural light. Three bedrooms with true separation.

Single-story living with all rooms on one level—no interior stairs. A home where thriving families recharge. **8-VEHICLE SECURED COMPOUND:** Your private motorized gate opens to three car-covered carport plus a detached garage—room for trucks, RVs, ATVs, trailers, client vehicles, and equipment. Flat terrain means no wasted space. No HOA. No Mello Roos. No restrictions on vehicle-based business operations. This is operational freedom with residential elegance.

**INCOME-GENERATING DEVELOPMENT POTENTIAL:** Zoned for ADU construction—build an 800–1,200 SF unit with \$2,400+/mo rental potential. Add detached workshops, studios, or secure storage. Install a resort-style pool. Live in comfort while creating income. Replace \$36K/year in off-site storage and yard costs,



add \$29K in potential ADU income = \$65K

annual financial impact from one property.

**STRATEGIC HILLTOP LOCATION:** Two minutes to the 805 freeway. Fifteen minutes to downtown San Diego. Walk to award-winning Hilltop Drive Elementary, Hilltop Middle, and Hilltop High School (all rated 7+/10).

Surrounded by \$800K+ homes appreciating 4-6% annually in one of Chula Vista's most established, family-friendly neighborhoods.

**RARE MARKET REALITY:** The last gated, flat quarter-acre compound in this area sold quickly. Properties offering this blend of remodeled living, secured parking, and income potential appear once a year-if that.

Hesitate, and it becomes someone else's strategic advantage. Your family thrives. Your business scales. Your wealth compounds. All from one address. Secure your operational freedom, residential comfort, and financial upside-all in one move. Schedule your private showing today.

Built in 1953

## Essential Information

MLS® #	NDP2511342
Price	\$829,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,962
Acres	0.23
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ray Stendall
Listing Office	eXp Realty of California, Inc

## Community Information

Address	511 Hilltop Dr
Area	91910 - Chula Vista
Subdivision	N/A
City	Chula Vista
County	San Diego
Zip Code	91910

### **Amenities**

Parking Spaces	9
# of Garages	1
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Back Yard, Level, Rectangular Lot, Value In Land
-----------------	--

### **Interior**

Interior Features	Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Galley Kitchen
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Chula Vista Elementary
----------	------------------------

### **Additional Information**

Date Listed	November 28th, 2025
Days on Market	4
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 4:50pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.