

\$949,888 - 16185 Selva Drive, San Diego

MLS® #OC25015134

\$949,888

2 Bedroom, 2.00 Bathroom, 1,673 sqft

Residential on 0 Acres

Rancho Bernardo, San Diego,

**SELLER SAYS...SAM GET THIS HOME
SOLD THIS WEEKEND!!! SO WE DROPPED
THE PRICE \$50,000!!! THIS IS THE BEST
DEAL IN ALL OF RANCHO BERNARDO!!!!**

Nestled in the heart of the Seven Oaks community of Rancho Bernardo, this charming home at 16185 Selva offers an idyllic lifestyle for those aged 55 and over. The Seven Oaks community is replete with amenities designed to enrich the lives of its residents, from engaging pickleball matches and vibrant Mardi Gras parties to weekly Bingo nights, Mahjong games, and a well-equipped exercise room.

This home is an expanded version of the Yucatan model, known for its perfectly sized single-story layout. The residence exudes elegance with its vaulted ceilings, a dramatic fireplace serving as a focal point, and custom wall treatments that add a touch of sophistication to each room.

The kitchen and bathrooms have been tastefully upgraded with new countertops, sinks, faucets, and mirrors. All bedroom closets have custom interiors. These modern touches enhance the overall look and feel of the interior. Additionally, an opening between the entry and den creates a streamlined sightline, allowing residents and guests to enjoy a clear view of the picturesque backyard.

Significant updates have been made to the property, including the installation of dual pane



windows and a brand-new roof. An office addition off the primary bedroom expands the living space by approximately 250+ square feet, bringing the home's total area to around 1675 square feet. The oversized garage has been insulated and finished, with added Safe Racks for overhead storage. These enhancements not only increase the home's functionality but also add to its aesthetic appeal.

The backyard is a true sanctuary, featuring a variety of fruit trees including a tangerine tree and a blood orange tree. The property backs onto a hilly open space, ensuring privacy with no neighbors overlooking the yard. This serene environment provides a perfect retreat for relaxation or entertaining guests.

Both the front and back yards are designed to be low water and low maintenance without compromising on beauty and diversity. The thoughtfully planned landscaping offers a charming mix of color and variety, making the outdoor space as appealing as the interior.

This home is a wonderful place to live, offering ample space, privacy, and an array of amenities that cater to an enriching and active lifestyle, you are going to love it here!!

Built in 1970

Essential Information

MLS® #	OC25015134
Price	\$949,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,673
Acres	0.18
Year Built	1970

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sam Chinarian
Listing Office	Coldwell Banker Realty

Community Information

Address	16185 Selva Drive
Area	92128 - Rancho Bernardo
Subdivision	Rancho Bernardo
City	San Diego
County	San Diego
Zip Code	92128

Amenities

Amenities	Recreation Room, Spa/Hot Tub, Billiard Room, Call for Rules, Clubhouse, Fitness Center, Golf Course, Pet Restrictions, Pets Allowed, Pickleball
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, On Street, Private, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener, On Street, Private, Side By Side
View	Trees/Woods
Has Pool	Yes
Pool	Association, Community, In Ground

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Drip Irrigation/Bubblers, Garden, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Yard
Windows	Drapes, Skylight(s)
Construction	Stucco
Foundation	Slab

Interior

Interior	Laminate, Tile, Carpet
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings,

	Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave, Range Hood, Water To Refrigerator
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Poway Unified
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Additional Information

Date Listed	January 22nd, 2025
Days on Market	30
Zoning	RS-1-14
Short Sale	N
RE / Bank Owned	N

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