

# \$4,995 - 16964 Abundante, San Diego

MLS® #OC25275375

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## \$4,995

4 Bedroom, 3.00 Bathroom, 2,142 sqft  
Residential Lease on 0 Acres

N/A, San Diego,

\*\*\*OPEN HOUSE FRIDAY JANUARY 30TH  
10:45AM -12:15PM\*\*\*

Available for move-in the same day.



Welcome to this updated 4BD/2.5BA twin home in the heart of 4S Ranch, offered at \$4,995/mo. Fresh paint, remodeled kitchen with granite counters, stainless appliances, recessed lighting, and custom cabinetry. Hardwood, tile, and carpet flooring throughout, plus abundant natural light and custom blinds. Spacious primary suite and attached 2-car garage.

Private backyard with pavers and peaceful easterly mountain views. HOA amenities (paid by owner) include a resort-style pool and playground.

Home features solar and a EV charger; average electric bills have stayed under \$50/mo with regular EV charging. Gardener included. Typical water costs average \$65â€“\$85/mo. Home owner pays for gardener and quarterly pest control.

Tenant transfers water, trash, and SDGE. Electricity billed through SDGE with solar offset; gas based on normal use.

Located in the award-winning Poway Unified School District: Stone Ranch Elementary (8/10), Oak Valley Middle (8/10), and Del Norte High (10/10). Close to parks, shopping,

dining, Camino Del Norte, and the 15 freeway.  
Long-term tenancy welcome.

GreatSchools ratings are a starting point;  
families should visit schools in person. School  
boundaries are third-party provided and may  
change—verify with the district.

\*No Smoking Permitted on property or in  
home.

Built in 2002

### Essential Information

MLS® #	OC25275375
Price	\$4,995
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.07
Year Built	2002
Type	Residential Lease
Sub-Type	Townhouse
Status	Closed
Listing Agent	Chase Leising
Listing Office	Authentic Partners

### Community Information

Address	16964 Abundante
Area	92102 - San Diego
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92127

### Amenities

Utilities	Gardener
Parking Spaces	2

# of Garages	2
View	Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Poway Unified
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### **Additional Information**

Date Listed	December 8th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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