

\$849,950 - 1869 Petaluma, Chula Vista

MLS® #OC26043723

\$849,950

4 Bedroom, 3.00 Bathroom, 1,858 sqft
Residential on 0 Acres

Chula Vista, Chula Vista,

Welcome to 1869 Petaluma Dr in Chula Vista, located in the desirable 91913 zip code within the Otay Ranch Village area. This well-positioned home offers the perfect balance of comfort and convenience, surrounded by established neighborhoods, everyday amenities, and abundant outdoor recreation. With close proximity to shopping, dining, and major commuter routes, the location supports an easy and connected lifestyle while still maintaining a relaxed residential feel. Inside, the home features a thoughtfully designed floor plan with inviting living spaces ideal for both everyday living and entertaining. Natural light enhances the interior, while the layout provides flexibility to personalize the space to fit your needs. The surrounding community is known for its well-maintained streets and access to local conveniences, including the popular Otay Ranch Town Center, offering a variety of retail, dining, and entertainment options just minutes away. Outdoor enthusiasts will appreciate the nearby parks and green spaces that make this area especially appealing. Close by, you'll find Heritage Park, All Seasons Park, Wisteria Park, and Cottonwood Park—each offering open green space, playgrounds, sports areas, and walking paths that encourage an active outdoor lifestyle. Whether enjoying a morning stroll, weekend picnic, or recreational activities, the abundance of nearby parks adds to the overall appeal of this location. This is a wonderful opportunity to own in one of Chula



Vista's well-established communities, where convenience, recreation, and everyday comfort come together seamlessly. Call your Realtor to schedule a tour and make an offer today!

Built in 2003

Essential Information

MLS® #	OC26043723
Price	\$849,950
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Nieto
Listing Office	eXp Realty of California Inc

Community Information

Address	1869 Petaluma
Area	91913 - Chula Vista
Subdivision	Chula Vista
City	Chula Vista
County	San Diego
Zip Code	91913

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage

View	None
Pool	None

Exterior

Lot Description	Back Yard
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Interior

Interior Features	Primary Suite
Appliances	Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Sweetwater Union
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Additional Information

Date Listed	March 3rd, 2026
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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