

# **\$899,000 - 1292 Pershing Road, Chula Vista**

MLS® #PTP2505844

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## **\$899,000**

4 Bedroom, 3.00 Bathroom, 1,917 sqft  
Residential on 0 Acres

N/A, Chula Vista,

ASSUMABLE LOAN at 2.25%!!!! This stunning 4-bedroom, 2.5-bathroom home is a true gem, showcasing exceptional design and attention to detail. Located in the heart of the Village of Montecito, it offers the perfect blend of comfort, functionality, and luxury. Step inside to an expansive open floor plan featuring elegant wood flooring throughout the main level, huge kitchen island with quartz countertops, marble backsplash, stainless steel appliances, stylish pendant lighting. The spacious primary suite offers a serene retreat with a large soaking tub, separate shower, and generous storage. Energy-efficient solar panels and a low-maintenance backyard make for easy livingâ€”perfect for outdoor BBQs, kids, and pets. Enjoy access to outstanding community amenities, including the Montecito Clubhouse, resort-style pools, fitness center, tennis and basketball courts, soccer fields, and a playground. Ideally situatedâ€”just minutes from Otay Ranch Town Center, where youâ€™ll find shops, dining, and entertainment. Highly rated schools are within walking distance, and the neighborhood offers a welcoming, family-friendly atmosphere designed for connection, recreation, and convenience.



Built in 2012

## **Essential Information**

MLS® #                      PTP2505844

Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,917
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Guillermo Arroyo
Listing Office	Coldwell Banker West

### Community Information

Address	1292 Pershing Road
Area	91913 - Chula Vista
Subdivision	N/A
City	Chula Vista
County	San Diego
Zip Code	91913

### Amenities

Amenities	Barbecue, Clubhouse, Fitness Center
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### School Information

District                      Sweetwater Union

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                50  
Zoning                              Single Family Residential  
Short Sale                        N  
RE / Bank Owned            N

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