

# \$745,000 - 1609 San Miguel Avenue, Spring Valley

MLS® #PTP2601943

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## \$745,000

3 Bedroom, 2.00 Bathroom, 1,397 sqft  
Residential on 0 Acres

N/A, Spring Valley,

Single-story, three-bedroom (plus two versatile bonus rooms), two-bathroom home on Dictionary Hill with front-yard views. Open living room features vaulted beam ceilings and a fireplace. Remodeled kitchen and bathrooms include quartz countertops, stainless steel appliances, and new lighting. Energy-efficient updates include a Sunrun BrightBox solar power purchase agreement (PPA) system, upgraded windows, and a 50-gallon water heater. Roof replaced in 2019. New flooring and interior and exterior paint throughout. Two-car attached garage. Wall electric heaters. Additional upgrades include a new driveway, ceiling fans in bedrooms, living, and dining areas, security system, back shed, and front retaining wall.



Built in 1975

## Essential Information

MLS® #	PTP2601943
Price	\$745,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,397
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	William Scheibner
Listing Office	William Scheibner, Broker

### **Community Information**

Address	1609 San Miguel Avenue
Area	91977 - Spring Valley
Subdivision	N/A
City	Spring Valley
County	San Diego
Zip Code	91977

### **Amenities**

Parking Spaces	4
# of Garages	2
View	Hills, Mountain(s), Valley
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Security System

### **Exterior**

Lot Description	Back Yard, Front Yard
Roof	Shingle
Foundation	Concrete Perimeter

### **Interior**

Interior	Carpet, Laminate
Appliances	Dishwasher, Disposal, Range Hood, Electric Oven, Electric Range
Heating	Electric
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Grossmont Union
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### **Additional Information**

Date Listed	March 13th, 2026
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Days on Market	10
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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