

# \$1,392,888 - 9288 Pipilo Street, San Diego

MLS® #TR25263909

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**\$1,392,888**

4 Bedroom, 3.00 Bathroom, 1,876 sqft  
Residential on 1 Acres

Rancho Penasquitos, San Diego,

Welcome to this beautifully updated home on a rare 0.57-acre lot in Rancho Peñasquitos! The expansive yard offers endless possibilities—build ADU/JADU, add an Olympic-sized pool, or design your dream outdoor oasis. Extensively renovated in 2016, the home features a modern kitchen with quartz countertops, maple cabinetry, stainless steel appliances, and a gas range. Bathrooms are tastefully updated with quartz counters, maple vanities, and walk-in showers. Recent upgrades include a permitted 5-zone mini-split heating & cooling system (2025), a new gas water heater (2025), and a new 200A electrical panel (2024) ideal for EV/solar/ADU expansion. Interior highlights include laminate flooring throughout, roller shades, and vaulted ceilings. Re-roof in 2023. No HOA or Mello-Roos. Served by the award-winning Poway Unified School District, including Westview High School, a National Blue Ribbon School. A rare opportunity on one of the largest lots in the neighborhood!

Built in 1989

## Essential Information

MLS® #	TR25263909
Price	\$1,392,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,876
Acres	0.57
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jonathan Minerick
Listing Office	Homecoin.com

## Community Information

Address	9288 Pipilo Street
Area	92129 - Rancho Penasquitos
Subdivision	Rancho Penasquitos
City	San Diego
County	San Diego
Zip Code	92129

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Concrete, Driveway Down Slope From Street, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Driveway Down Slope From Street, Garage Faces Front
View	Trees/Woods, Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Near Park
Roof	Concrete, Flat Tile
Construction	Stucco, Wood Siding

## Interior

Interior	Laminate, Tile
Interior Features	High Ceilings, Recessed Lighting, All Bedrooms Up, Attic, Breakfast Area, Breakfast Bar, Primary Suite, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Dishwasher, Refrigerator, Vented Exhaust Fan, Dryer, ENERGY STAR Qualified Appliances, Free-Standing Range, Freezer, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Range Hood, Washer, Water Heater, Water Purifier, Water To Refrigerator
Heating	Central, Forced Air, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump, High Efficiency, Humidity Control, Natural Gas, Wood, Zoned
Cooling	Electric, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency, Humidity Control, Wall/Window Unit(s), Zoned
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	One, Two

### **School Information**

District	Poway Unified
Elementary	Canyon View

### **Additional Information**

Date Listed	November 21st, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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