

The Promenade at Pacific Village

RANCHO PEÑASQUITOS



pg. 1 of 9



New Build - Two Bedrooms, Three Baths,
Bonus Room and Two car garage

“Smart Home” construction
with location conveniences including
the coveted Poway School District.



11021 PEYTON WAY · SAN DIEGO, CA 92129

OFFERED AT \$850,000

MLS # 210029263



SMART HOME FEATURES:

- Solar Panels for reduced energy costs
- Pre-Wired for a security system
- Pre-Wired for media on all levels including TV and Ethernet for seamless wall mounting

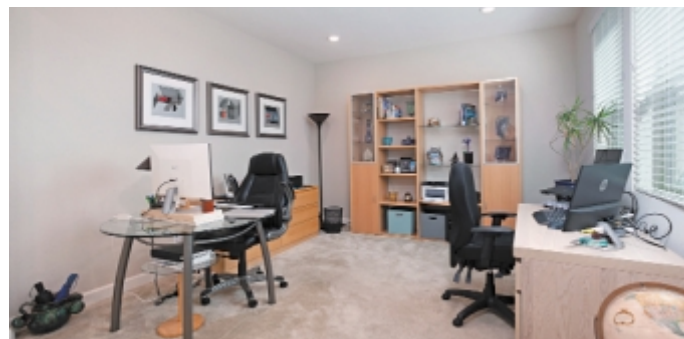
FEATURES CONTROLLED VIA SMART PHONE:

- Two Thermostats for AC and Heat
- Tankless Water Heater
- Door Bell with Security Camera
- Garage Door

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The entry level of the home has a welcoming foyer and a bonus room that the current owners use as an office.

The generous two car garage is also on the entry level with access to the foyer.





The main level includes a living room space, dining space, modern kitchen with all the bells and whistles, a cozy covered balcony and a powder room.



The bedrooms are on the top level of the home including a master suite with a walk-in shower and walk-in closet, the second bedroom, full bath and full size washer and dryer.



Complex amenities include a swimming pool and spa, two gas BBQ grills, a fire pit, playground, walking trails with outdoor exercise equipment, two dog parks and a event lawn for community events.



Rancho Peñasquitos has much to offer - locally there is the Black Mountain Open Space Park, loads of golf courses, fresh water activities, Carmel Mountain Plaza...the list goes on. Everything "Southern California" is a short drive away!




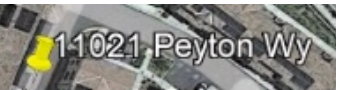


SELECTED SALES COMPARABLES - IN THE LAST 12 MONTHS

SUBJECT PROPERTY

ADDRESS	BR	BA	ESF	PRICE
11201 Peyton Way San Diego, CA 92129	2+	3	1,611	\$850,000

COMPARABLES

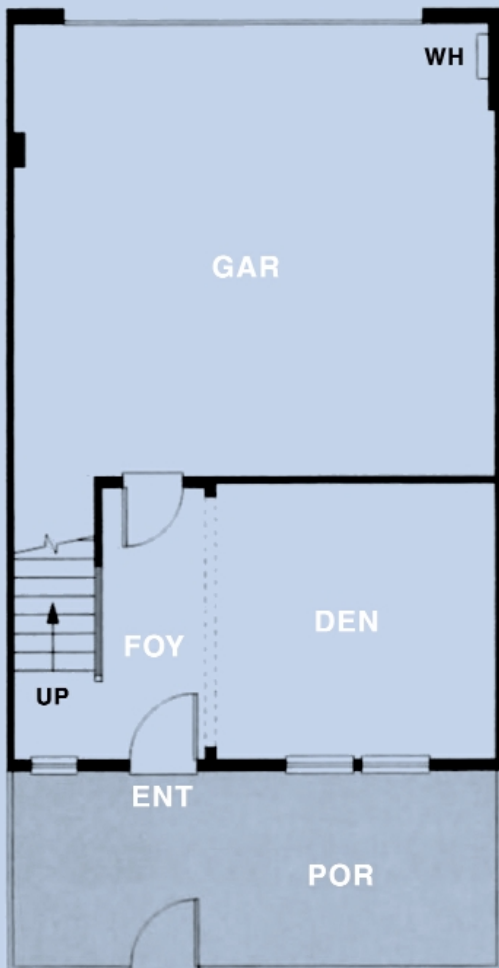
ADDRESS	BR	BA	ESF	COE	SALE PRICE
 10959 Tyler Way San Diego, CA 92129	3	2	1,454	3/24/21	\$775,000
 10926 Tyler Way San Diego, CA 92129	3	3	1,716	6/2/21	\$860,000
 11009 Logan Way San Diego, CA 92103	4	4	2,168	10/12/21	\$900,000
 11021 Peyton Way	AVERAGE	3	3	1,779	\$845,000

All statistics are from SDMLS, the San Diego County multiple listing service (MLS) and are believed to be accurate. They represent properties listed or sold by various brokers.

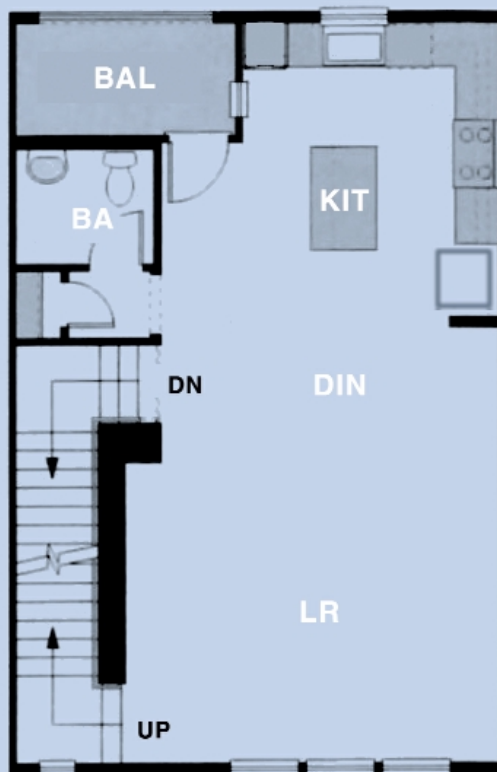


COMPARABLE SALES LOCATIONS

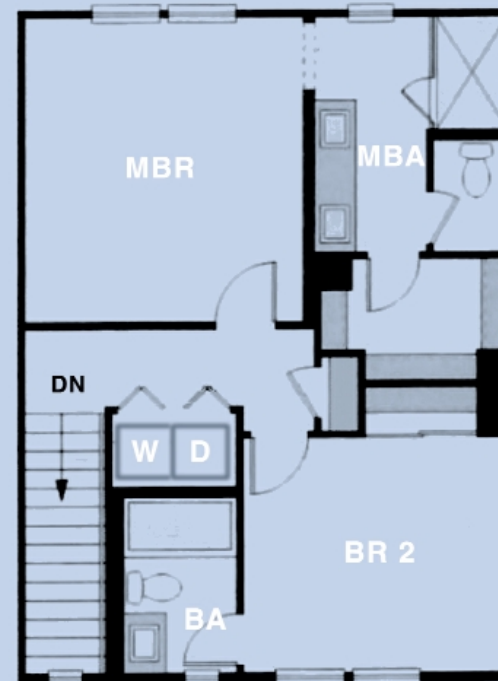




Entry Level



Main Level



Top Level

11021 PEYTON WAY
SAN DIEGO, CA 92129

ADDITIONAL INFORMATION

City: San Diego Zip : 92129 LD: 10/19/21 Status: Active

ROOMS INFORMATION

LR: 17 X 13 Din: 15 X 6 Kit: 12 X 11 MBR: 12 X 12 BR 2: 12 X 10 Extra: 12 X 10

HOA: Pavilion Promenade Prop Mgt Co.: A&P Dominic... Phone: 858-672-3100

GENERAL INFORMATION

APN: 313-030-64-53	SF: 1,611	Stories: 3	Year Built: 2020
Lot Size: Common Int.	Topog.: Flat	Exterior: Stucco	Roof: Composite
Water: Meter on Prop	Heat: Gas	Heat Equip.: Forced	Sewer: Connected
Pets: 1 Pet Allowed	Garage: 2 Space	Lndry: full, top level	HOA Fee: \$269 mo.
Source of SF: Builders Brochure		Source of Lot SF: Assessor	



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