

**Detached**MLS #: **240021089**APN: **315-231-04-00**Addr: **13146 Thunderhead**City, St: **San Diego, CA** Zip: **92129**Status: **PENDING**Short Sale: **No**

COE Date:

List Price: **\$1,449,000**Orig Price: **\$1,485,000**DOMLS **26**

Sold Price:

MT **26**List Date: **9/5/2024** LP/SqFt: **857.40**Mod Date: **10/1/2024** SP/SqFt:

Bedrooms: <b>4</b>	Full Baths: <b>2</b>
Optional <b>0</b>	Half <b>1</b>
Total: <b>4</b>	Total: <b>3</b>

Est. SqFt: **1,690** Year Built: **1976**Community: **RANCHO**Neighborhood: **Rancho Penasquitos**

Complex:

SA Restrict: **N/K**

View:

Pool: **Below Ground**

Parking Garage Spaces: <b>2</b>
Parking Non-Garaged Spaces: <b>2</b>
Parking Spaces Total: <b>4</b>
Parking Garage: <b>Attached</b>
Non-Garage Details: <b>Driveway</b>
RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**Stories: **2 Story**MandRem **None Known****Virtual****REMARKS AND SHOWING INFO**

**Ranch Penasquitos 4 bedroom 2.5 bathroom with stunning Canyon views! Open concept floor plan where the living/dining area & kitchen flow together under a vaulted ceiling and natural light to beam through every part of the house. Enjoy evening sunset view by the fireplace in your family room while the cool breeze comes through from the back patio. Primary bedroom includes a large balcony. The backyard is an entertainers delight that features a pool, gazebo, deck, the privacy of the canyon, and a large patio to put a BBQ**

Conf. Remarks: **Acquisition cost for the investor is 1,230,000\$ ( Would be happy to share the previous contract ). County records show incorrect. More than 250,000\$ has been spent on the house !**

Cross Streets: **Twin Trails**

Map Code:

Directions To Property:

Showing: **Anytime after Friyay 4 PM. Please book showing time and GO !!**Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **Yes**Listing Agent: **Vikram Boregowda - 858-345-0124**Agent DRE Lic#: **02060863**

2nd Agent:

Broker ID: **992392**Broker DRE **02211620**Listing Office: **Sterling Nests - Office: 858-345-0124**Off Market Date: **10/1/202**

Close of Escrow:

Financing:

Concession

Selling Agent:

Selling DRE License#

Selling Office:

Sale Price:

Exp Date:

Wtr Dist:

High School URL

Equipment **Dishwasher, Refrigerator, Ice Maker, Gas Range**

HO Fees

Home Owner **0.00**

Paid:

Pay Freq.

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA**Cooling: **Central Forced Air**Heat Source: **Natural Gas**Heat Equip: **Forced Air Unit**

Fireplace Loc:

Fireplaces(s):

Living Room: <b>10x14</b>	Primary BR: <b>16x12</b>
Dining Room: <b>10x10</b>	Bedroom 2: <b>10x11</b>
Family Room: <b>14x12</b>	Bedroom 3: <b>10x10</b>
Kitchen: <b>13x9</b>	Bedroom 4: <b>10x10</b>
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record**Lot Size: **.25 to .5 AC** #AcreLot Size Source: **Assessor**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry **Garage**

Elevator:

Sewer/Septic: **Septic Installed**

Stories in

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ERROR: Object reference not set to an instance of an
object. STACK: at StaticMap.RenderMap.GetPushPin
(String style) in D:\work05\360
\s\ServiceBox\StaticMap\StaticMap\Render.cs:line 153
at StaticMap.RenderGoogle.<Render>d__1.MoveNext()
in D:\work05\360
\s\ServiceBox\StaticMap\StaticMap\RenderGoogle.cs:li
e 80
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Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.

**Detached**

MLS #: **250030114**  
 APN: **306-122-25-00**  
 Addr: **8924 La Cintura Ct**  
 City, St: **San Diego, CA** Zip: **92129**

Status: **SOLD**  
 Short Sale: **No**  
 COE Date: **7/8/2025**

List Price: **\$1,299,900**  
 Orig Price: **\$1,299,900** DOMLS **7**  
 Sold Price: **\$1,350,000** MT **8**  
 List Date: **6/10/2025** LP/SqFt: **823.76**  
 Mod Date: **7/9/2025** SP/SqFt: **\$855.5**

Bedrooms: **4** Full Baths: **2**  
 Optional **0** Half **0**  
 Total: **4** Total: **2**

Est. SqFt: **1,578** Year Built: **1983**  
 Community: **RANCHO**

Neighborhood: **Torrey Brook**

Complex:  
 SA Restrict: **N/K**

View: **N/K**

Pool: **N/K**

Parking Garage Spaces: **2**  
 Parking Non-Garaged Spaces: **2**  
 Parking Spaces Total: **4**  
 Parking Garage: **Attached, Direct Garage Access,**  
 Non-Garage Details: **Driveway**  
 RV Parking:

Listing Type: **ER** Patio: **Deck, Patio**  
 Pets: **Yes**  
 Age Restrictions: **NK**  
 Stories: **1 Story**

MandRem **None Known**

Virtual

3D\_URL

**REMARKS AND SHOWING INFO**

**Nestled in the heart of Rancho Penasquitos, this beautifully updated single-level home offers a perfect blend of modern upgrades and comfort. Inside, discover a bright and inviting space featuring neutral paint, elegant trim, and energy-efficient LED smart lighting. A cozy fireplace adds warmth, while updated bathrooms and durable flooring enhance the home's appeal. Vaulted ceilings and large windows create an open and airy atmosphere, filling the rooms with natural light. The stunning kitchen boasts stainless steel**

Conf. Remarks: **Please schedule using ShowingTime to book at showing appointment. Call Meghna Surana at 858-230-1711 if you have questions or trouble. Termite clearance is attached in the Document section for your reference. If your clients would like to submit an offer, please email to support@christensenrealtygroup.com, THEN PLEASE complete our Offer**

Cross Streets: **La Trucha**

Map Code: **1189C2**

Directions To Property:

Showing: **Please schedule using ShowingTime app to book a showing appointment. Call Meghna Surana at 858-230-1711 if you have**

Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **Yes**

Listing Agent: **Meghna Surana - 858-230-1711**

Agent DRE Lic#: **02058044**

2nd Agent: **Dan Christensen - 858-705-2431**

Broker ID: **67495**

Broker DRE **01870514**

Listing Office: **Keller Williams Realty - Office: 858-668-2804**

Off Market Date: **6/17/202** Close of Escrow: **7/8/2025** Financing: **CONV**

Concession

Selling Agent: **Jacob M Gantos - 951-265-3673**

Selling DRE License# **01728479**

Selling Office: **Cabrillo Mortgage & Realty Service - Office:**

Sale Price: **\$1,350,000**

Exp Date:

Wtr Dist: High School URL **Poway Unified School District** Equipment **Dishwasher, Disposal, Dryer, Garage Door Opener, Microwave, Refrigerator, Washer, Water Filtration, Convection Oven, Free Standing Range, Gas Oven, Gas**

HO Fees  
 Home Owner **0.00**

Paid: Pay Freq.

Other Fees: **0.00**

Paid: Pay Freq.

CFD/Mello-Roos: **0.00**

Paid: Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning: **R-1:SINGLE**

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**

Cooling: **Central Forced Air**

Heat Source: **Natural Gas**

Heat Equip: **Fireplace, Forced Air**

Fireplace Loc: **FP in Living Room, Gas**

Fireplaces(s): **1**

Living Room: **15x21** Primary BR: **15x15**

Dining Room: **15x19** Bedroom 2: **11x11**

Family Room: **0x0** Bedroom 3: **10x11**

Kitchen: **15x19** Bedroom 4: **11x11**

Breakfast Area: Bedroom 5:

Extra Room 1: Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record** Lot Size: **4,000-7,499** #Acre **0.1**

Lot Size Source: **Assessor** Units/Building:

Lot SqFt Approx: **5,848** Units/Complex:

Laundry **Laundry Room, Inside** Elevator:

Sewer/Septic: **Sewer Connected,** Stories in

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ERROR: Object reference not set to an instance of an
object. STACK: at StaticMap.RenderMap.GetPushPin
(String style) in D:\work05\360
\sl\ServiceBox\StaticMap\StaticMap\Render.cs:line 153
at StaticMap.RenderGoogle.<Render>d__1.MoveNext()
in D:\work05\360
\sl\ServiceBox\StaticMap\StaticMap\RenderGoogle.cs:li
e 80
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Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.

**Detached**MLS #: **250032446**APN: **306-192-39-00**Addr: **8476 Florissant Ct**City, St: **San Diego CA** Zip: **92129**Status: **SOLD**Short Sale: **No**COE Date: **9/8/2025**List Price: **\$1,395,000**Orig Price: **\$1,450,000** DOMLS **14**Sold Price: **\$1,375,000** MT **15**List Date: **7/10/2025** LP/SqFt: **801.26**Mod Date: **9/8/2025** SP/SqFt: **\$789.7**

Bedrooms: <b>4</b>	Full Baths: <b>2</b>
Optional <b>0</b>	Half <b>1</b>
Total: <b>4</b>	Total: <b>3</b>

Est. SqFt: **1,741** Year Built: **1988**Community: **RANCHO**Neighborhood: **Crestmont**

Complex:

SA Restrict: **N/K**

View:

Pool: **N/K**

Parking Garage Spaces: <b>2</b>
Parking Non-Garaged Spaces: <b>2</b>
Parking Spaces Total: <b>4</b>
Parking Garage: <b>Attached, Direct Garage Access</b>
Non-Garage Details: <b>Driveway</b>
RV Parking:

Listing Type: <b>ER</b>	Patio: <b>Covered, Deck, Concrete,</b>
	Pets: <b>Yes</b>
	Age Restrictions: <b>NK</b>
	Stories: <b>2 Story</b>

MandRem **None Known**

Virtual

**REMARKS AND SHOWING INFO**

**"1 Block. 2 Blocks. 3 Blocks: Elementary, Middle & High — That's K thru 12 ... All from Your Cul-de-Sac Castle in Crestmont." WHAT WE LOVE: This one is built for family — literally. Not only are you perched quietly atop a cul-de-sac with a hint of view, but you're also one block from one of the best elementary schools in San Diego. Two blocks from one of the best middle schools. And three blocks from one of the best high schools. That trifecta alone makes this a no-brainer for anyone with kids. But when you add in the updated**

**Conf. Remarks: Some of the information was provided by the owner(s). All information is deemed reliable, however, buyers to verify all information prior to removing any contingencies. NHD report will be from SNAPNHD. If Seller's choice, Title to be Lawyers Title (Josh White) and Escrow to be Preferred Choice Escrow (Stefany Twamley). All offers to be accompanied**

Cross Streets: **Russet Leaf Ln**Map Code: **1189B3**

Directions To Property:

Showing: **OPEN HOUSE SATURDAY 7/19 12-2pm. AGENTS: EMAIL PA LETTER TO: Jesse@GreenMeansGrow.com. Schedule via**Occupied: **Vacant**

Occupant:

Occupant

Lockbox: **Yes**Listing Agent: **Jesse Ibanez - 858-337-2796**Agent DRE Lic#: **01405643**

2nd Agent:

Broker ID: **62971**Broker DRE **01859042**Listing Office: **The Greenhouse Group Inc - Office: 858-863-0261**Off Market Date: **7/24/202** Close of Escrow: **9/8/2025** Financing: **CONV**Concession **\$3000 Seller Credit and Section 1**Selling Agent: **Rinko Sato - Preferred: 858-779-7981**Selling DRE License# **02161007**Selling Office: **AG One Realty, Inc - Office: 714-852-3017**Sale Price: **\$1,375,000**

Exp Date:

Wtr Dist:

High School URL

Equipment **Dishwasher, Dryer, Microwave, Refrigerator, Solar Panels, Washer, Gas Range**HO Fees **Common Area Maintenance**Home Owner **58.00**Paid: **MO**Pay Freq. **Quarterly**Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **58**

Assessments:

HOA: **Crestmont HOA**

Other Fee Type:

HOA Phone: **8002276225**Zoning: **R-1:SINGLE**Prop Mgmt Co: **Walters**

Entry Level Unit:

Prop Mgmt Ph: **8002276225**

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**Cooling: **Central Forced Air**Heat Source: **Natural Gas**Heat Equip: **Fireplace, Forced Air**Fireplace Loc: **FP in Family Room**Fireplaces(s): **1**Living Room: **12x11**Primary BR: **14x12**Dining Room: **11x9**Bedroom 2: **10x10**Family Room: **14x12**Bedroom 3: **10x10**Kitchen: **14x9**Bedroom 4: **10x11**

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**Lot Size: **4,000-7,499** #Acre **0.1**Lot Size Source: **Assessor**

Units/Building:

Lot SqFt Approx: **4,702**

Units/Complex:

Laundry **Garage**

Elevator:

Sewer/Septic: **Sewer Connected** Stories in

**WHAT WE LOVE: (CONT...) There's no substitute for location — and this one delivers. Florissant sits at the top of a peaceful cul-de-sac, slightly elevated from the neighbors, giving you both quiet privacy and subtle views. Walkability to top-tier schools (elementary, middle and high) sets this home in a class of its own for families planning the long game. Inside, the home has just been refreshed: new paint throughout, new carpet upstairs, and updated laminate flooring downstairs across the living, family, and dining areas. The layout flows naturally, offering light-filled communal spaces with clearstory second-level, divided light windows in the living areas and cozy private ones in the sleeping ones. Out back, the yard is perfectly sized — enough to enjoy, not so much to maintain — with mature hedges as fences (so all you see is green), trees for shade, a covered rear deck, and a green patch of lawn that falls out from the two backyard patio sliders then curves around the back with DG like a dogleg fairway. It's rare to find a**

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