

Features & Benefits



El Dorado Ridge, Tierrasanta

11464 Azucena Drive

3 BD | 2 Full BA | 1 Powder Bath | 1704 SF

Welcome to 11464 Azucena Drive, an exquisitely updated residence nestled in the sought-after El Dorado Ridge community, high in the picturesque hills of Tierrasanta. This home boasts stunning mountain views from the front with tasteful updates throughout. Offering a perfect blend of sophistication and charm, it includes 3 spacious bedrooms, 2 full baths, and powder bath, all within 1,704 sq ft. The living areas showcase carefully selected finishes such as 7" French Oak wood flooring on the 1st floor, combining both style and functionality. The kitchen is highlighted by quartz countertops, stainless appliances, a farmhouse sink, exemplifying modern design with seamless aesthetics and practicality. Upstairs, you'll find 2 1/2" hardwood flooring and neutral carpeting. Additional highlights include a clawfoot tub/shower in the guest bath, designer tile, crown moldings, and marble countertops, continuing to reflect the home's custom design. Situated at the end of a peaceful cul-de-sac, the property features a covered patio in the backyard, perfect for enjoying the tranquil and private surroundings.

COMMUNITY & HOME FEATURES

- Desirable Tierrasanta Community
- Panoramic Mountain Views
- Cul-de-sac Location
- Private lot; 2,988 sq ft
- 2 Car Garage with storage
- Tranquil Covered Patio Sitting Area
- Excellent curb appeal
- Elegantly updated throughout
- Newer Dual Pane Windows throughout
- Designer paint
- Crown moldings
- Updated Door Hardware throughout
- Enjoy Mission Trails Regional Park with 5000 acres of hiking and biking trails
- Convenient 15 and 52 freeway access
- Easy access to heart of San Diego
- San Diego Unified School District

LIVING AREA FEATURES

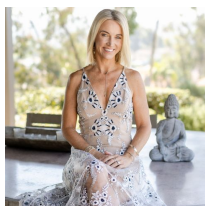
- Wooden, Double Entry Doors with decorative Beveled Glass and sidelight window
- 7" French Oak Wood Flooring downstairs
- Entry Alcove with designer lighting fixture
- Living Room; three large view windows offering abundant natural light, crown molding flowing seamlessly to the Dining Room
- Dining Room: features wood flooring, crown molding, designer light fixture, view window, and a pass-through to the Kitchen
- Powder Room; wood flooring, crown molding, pedestal sink
- Family Room; wood flooring, crown molding, ceiling light/fan, plantation shutters, gas fireplace with a brick hearth
- French Doors to Outdoor Private Patio

LIVING AREA, CONTINUED

- Kitchen; Bar seating, quartz counters, subway tile backsplash, Jenn-Air stainless appliances, 4-burner gas range, double farmhouse sink, prep area at pass-through to Dining Room, designer white cabinets, glass front display cabinets, designer hardware, bay window to back patio view
- Hallway with multiple storage cabinets
- Guest Bedroom 1; neutral carpeting, decorative wainscoting, crown molding, ceiling fan/light, plantation shutters, large closet
- Bedroom 2; (Currently used as an office) hardwood flooring, crown molding, plantation shutters, ceiling fan/light, large closet, decorative glass insert door
- Full Bath; claw-foot tub with shower functionality, designer tile flooring, marble vanity, wainscoting, crown molding
- Primary Bedroom; neutral carpeting, three view windows providing abundant natural light, crown molding, ceiling fan/light, expansive mirrored closets
- Primary Bath; hardwood flooring, expansive "L-shaped" marble topped vanity, white cabinetry with silver pulls, counter to ceiling mirrors, recessed lighting

PRIVATE PATIO

- Private Rear Patio; decorative brick flooring, lattice and open areas allow cool breezes and warm sunshine to flow, porch swing
- Stackable Maytag Washer/Dryer conveniently located in patio closet



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