WELCOME TO

10815 Escobar Dr 🏡

4 Beds · 2 Baths · 1,532 Sq Ft · Villa Portofino, Tierrasanta

🛠️ Recent Upgrades

🏡 Interior & Exterior

- 🎨 Fresh interior paint (Nov 2026)
- 🖌️ Exterior paint (Jul 2024)
- 🧶 New carpet (Nov 2026)
- 🪵 Updated flooring throughout (Dec 2021)
- 🚧 New backyard fence (Nov 2026)
- 💡 New exterior lighting (Jun 2022)
- 🪟 Newer blinds (Aug 2025)
- 🌀 New ceiling fans: upper bedrooms and office (Nov 2026), primary (2021)

🍳 Kitchen & Baths

- 🔪 Updated countertops and sinks (2021)
- 🧊 Updated fridge, microwave, range and dishwasher (2021)
- 🥤 New garage refrigerator (Oct 2026)
- 🛁 Remodeled bathrooms (2021 and Nov 2026)
- 🚽 New toilets and bath vent fans (2021)
- 💧 Reverse osmosis water filtration (Sep 2026)

⚡ Major Systems & Energy

- 🏠 New roof (Jun 2022)
- 🧱 Extra 4-inch roof insulation (Jun 2022)
- 🔌 New electrical panel (Jun 2023)
- ❄️ New HVAC system (May 2026)
- 🔋 Solar battery (Jul 2025)
- 🌞 Leased solar system

🪟 Windows & More

- 🪟 Dual-pane windows (2021)
- 🚪 Two dual-pane sliding glass doors (2021)
- ✨ Recessed lighting (2021)
- 👔 Custom closet systems: primary and office (Nov 2021)
- 🐜 Termite treatment and exterior wood work (Sep 2021)
- ✅ Met VA loan property requirements (Sep 2021)

❤️ Why the Sellers Love It

- 🚶 **A walkable day out.** Pickleball or a swim, then walk to Mom's Pho or grab Cotija's.
- 🍂 **Built for entertaining.** The backyard is laid out for outdoor gatherings.
- 📬 **Everyday convenience.** An outgoing mailbox is right outside the front door.
- 🏓 **Courts without the wait.** Community pickleball courts rarely need a reservation.
- 🌳 **Quiet and tucked away.** Large trees screen the home from the street.
- 👋 **A friendly neighborhood.** Neighbors know each other and look out for one another.

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