

# **\$750,000 - 2065 Aviata Road # 62, Chula Vista**

MLS® #PTP2401474

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## **\$750,000**

3 Bedroom, 3.00 Bathroom, 1,372 sqft  
Residential on 0 Acres

N/A, Chula Vista,

SPECTACULAR VIEWS stretching from the Sweetwater Reservoir to San Diego Bay! Rarely on the market, this stunning home is in the coveted San Miguel Ranch area in Chula Vista 91914. This is a meticulously cared for corner unit flooded with natural light and features 3 bedrooms, 2 full baths, and a powder room on the main level. The spacious kitchen has newer stainless steel appliances, ample cabinetry, and a breakfast bar for casual dining. The primary bedroom suite is complete with a private balcony where you can savor morning coffee while soaking in the panoramic views. You can even enjoy summer fireworks from the Bay and Sea World from your balcony! Features include a private backyard with view, in-unit laundry room with sink, 2-car attached garage, tile flooring on the lower level and engineered wood flooring on the upper level. The home also has a newer whole house UV air purification system and central air operated by a Nest thermostat. Located in a sought-after community, this residence offers easy access to the San Miguel Ranch amenities and recreation at Mt San Miguel Park. The San Miguel Ranch community association amenities include a pool, a spa, a children's water park, a tot lot, a tennis court, clubhouse and a gymnasium! Conveniently located 1 mile from Liberty Elementary School, .4 miles to SR125 at Mt Miguel Rd, 16 miles to San Diego International Airport. Schedule your showing today!



Built in 2007

**Additional Information**

City	Chula Vista
County	San Diego
Zip	91914
MLS® #	PTP2401474
Bedrooms	3
Bathrooms	3
Square Ft	1,372
Lot Size	0.00
Neighborhood	N/A
Levels	Two
Garages	2
School District	Sweetwater Union
HOA Dues	\$186
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Momi Gonzales
Provided By:	Coldwell Banker West

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