

HOME FOR SALE!

- BY ORIGINAL OWNERS (& never rented) -

\$540,000

9425 Compass Point Drive S.
San Diego, CA 92126

858-740-1612



Excellent Condition! Move-in Ready! No Mello-Roos tax!

3 Bedrooms + Loft (office), 2.5 Baths, 1636 sf. (Prop tax=1.179%+\$304/yr)

Upgraded Kitchen w/Stainless Steel appliances

Alarm system installed by builder; Central Air Conditioning

Mirrored closet doors (+ originals); Never had pets, shoes on carpet, or smoking!

Large Yard w/Grass, Palm Trees, Wrap-around Patio & Caldera Spa!

Wood blinds for all windows; **Large patio doors** to side & back yards

2-Car Garage has cabinets, shelves, large workbench, ceiling lights

Master bedroom has vaulted ceiling, ensuite bathroom w/soaking tub & glass shower, walk-in closet

HOA fees (129+25/mo) include front yard landscaping, trash pickup, tennis courts

North facing backyard provides shade for the rear windows (can leave blinds open)

High pressure water supply to the front and side yards and sprinklers

Potential storage space under the stairs (access from garage); Original manuals for everything

Parking across the street (biggest in Sunset Glen) & around the corner & out on Capricorn Way

Easy walk to park, Hage Elementary School, ice arena, shopping, restaurants

Included in sale: TV & stereo system, fridge, spa, home warranty



Come for a look!!

OPEN HOUSE most weekends
(check web site)

Talk to the owners directly!

More info and pictures at:

www.sunsetglen.com

