

# **\$1,250,000 - 3639 Barranca Court, Carlsbad**

MLS® #NDP2206976

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## **\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,287 sqft  
Residential on 0.13 Acres

Callavera Hills, Carlsbad, CA

Wonderful 4 bedroom, 3 bath single-family home in the beautiful Calavera Hills neighborhood of Carlsbad. The gated courtyard entry welcomes you to this open floor plan. Light & bright throughout with high ceilings and big windows. Kitchen includes stainless steel appliances and Corian counter tops with breakfast nook and adjoining family room with fireplace. Convenient and popular bedroom and bathroom are located on first floor. Enjoy a spacious primary bed and bath with walk-in closet, shower with separate soaking tub and dual sink area. Add'l features include custom built-in hallway bookshelf, New 2021 A/C, upstairs laundry room, recently installed vinyl wood flooring + new baseboards, wood blinds, designer lighting & paint. The private yard is ideal for year-round Al Fresco dining or playing in the grass. Delicious fruit trees around the yard include fig, apple, pear, grape vines, plum, pomegranate, nectarine, mandarin and persimmon! Almost brand new Sundance Spa in the back yard will stay with the home (purchased Nov 21). Located on a quiet double cul-de-sac just across from the neighborhood pocket park. Also close to other community parks, fantastic hiking trails, shopping and top rated schools. Welcome home!

Built in 2000

## **Essential Information**



MLS® #	NDP2206976
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,287
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Status	PENDING

### **Community Information**

Address	3639 Barranca Court
Area	CARLSBAD (92010)
Subdivision	Callavera Hills
City	Carlsbad
County	San Diego
State	CA
Zip Code	92010

### **Amenities**

Parking	Garage
# of Garages	2
View	Neighborhood
Pool	N/K

### **Interior**

Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	1
Rooms	Bedroom Entry Level, Family Room, Kitchen, Living Room, Laundry, Master Bathroom, Walk-In Closet

### **Exterior**

Lot Description	Cul-De-Sac, Curbs, Sidewalks, Sprinklers In Front, Sprinklers In Rear
Roof	Tile/Clay

## **Fees**

HOA Fees	\$125
Mello Roos	\$761

## **Additional Information**

Date Listed	July 2nd, 2022
Days on Market	7
Zoning	R1
Listing Office	Compass

## **Listing Details**

Listing Office	Compass
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