

# \$625,000 - 1338 Nicolette Avenue 1011, Chula Vista

MLS® #PTP2604199

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,315 sqft

Residential on 12.04 Acres

Otay Ranch, Chula Vista, CA

VA Approved Condo in the highly sought-after Mer Soleil community! Rarely available first-floor unit with direct garage entry, offering a feature not commonly found in comparable upper-level homes. This beautifully maintained 3-bedroom, 2-bath residence offers 1,315 sq ft of comfortable living space with one of the community's most desirable floor plans. The bright, open layout features spacious living and dining areas filled with natural light, creating an inviting space for everyday living and entertaining. The kitchen flows seamlessly into the main living area, while the generously sized primary suite provides a private retreat with ample closet space and an en-suite bath. Enjoy resort-style community amenities along with nearby parks, top-rated schools, shopping, dining, and convenient freeway access. A fantastic opportunity to own in one of Otay Ranch's most desirable communities, where limited inventory and strong buyer demand continue to make homes highly sought after.

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | PTP2604199 |
| Price      | \$625,000  |
| Bedrooms   | 3          |
| Bathrooms  | 2.00       |
| Full Baths | 2          |



|                |             |
|----------------|-------------|
| Square Footage | 1,315       |
| Acres          | 12.04       |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1338 Nicolette Avenue 1011 |
| Area        | CHULA VISTA (91913)        |
| Subdivision | Otay Ranch                 |
| City        | Chula Vista                |
| County      | San Diego                  |
| State       | CA                         |
| Zip Code    | 91913                      |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| # of Garages   | 1                       |
| View           | N/K                     |
| Has Pool       | Yes                     |
| Pool           | Community/Common,Heated |

### **Interior**

|              |                                                      |
|--------------|------------------------------------------------------|
| Appliances   | Dishwasher,Microwave,Refrigerator,Gas Oven,Gas Range |
| Heating      | Forced Air Unit                                      |
| Cooling      | Central Forced Air                                   |
| Fireplaces   | N/K                                                  |
| # of Stories | 1                                                    |
| Stories      | 1 Story                                              |

### **Exterior**

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Curbs,Sidewalks,Landscaped |
|-----------------|----------------------------|

### **School Information**

|          |                                  |
|----------|----------------------------------|
| District | Sweetwater Union High School Dis |
|----------|----------------------------------|

### **Fees**

|          |       |
|----------|-------|
| HOA Fees | \$345 |
|----------|-------|

|               |         |
|---------------|---------|
| HOA Frequency | Monthly |
| Other Fees    | \$73    |
| Mello Roos    | \$2,339 |
| Total Fees    | \$612   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | June 15th, 2026      |
| Days on Market | 104                  |
| Zoning         | R-1:Single           |
| Listing Office | Coldwell Banker West |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Coldwell Banker West |
|----------------|----------------------|

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 13th, 2026 at 2:54am PDT