

\$925,000 - 1394 Pershing Road, Chula Vista

MLS® #PTP2605383

\$925,000

4 Bedroom, 4.00 Bathroom, 2,666 sqft

Residential on 0.07 Acres

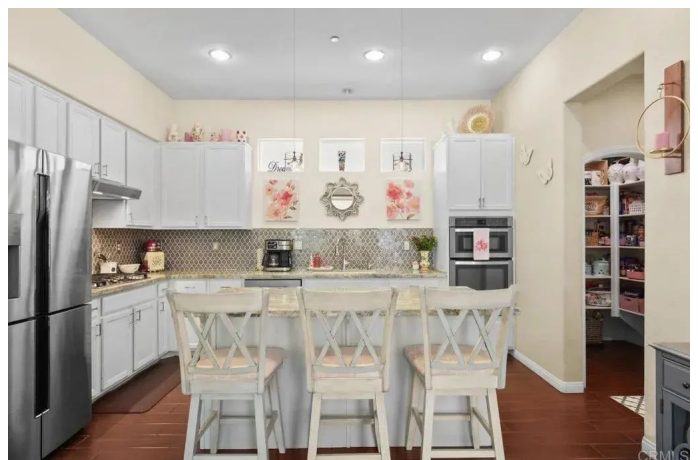
Village of Montecito, Chula Vista, CA

PRICE IMPROVEMENT! Life at 1394 Pershing Road gives everyone a little more room to spread out, come together, and have space of their own. Located in the Village of Montecito at Otay Ranch, this 4-bedroom, 3.5-bath home offers a flexible three-level floor plan designed for the way families really live. The main level features separate living and dining spaces, plus an inviting family room with fireplace and a spacious kitchen with a large island, quartz countertops, stainless steel appliances, abundant cabinetry, and a walk-in pantry. Upstairs, the primary suite feels like a true escape with its own private retreat and custom walk-in closet. The third level adds even more possibilities with a large loft, bedroom, and full bath, creating an ideal guest suite, work-from-home space, or private area for extended family. Outside, low-maintenance front turf keeps things simple. Enjoy a low HOA with pool, spa, clubhouse, gym, playground, pickleball, nearby parks, and an elementary school within walking distance.

Built in 2012

Essential Information

MLS® #	PTP2605383
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,666
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1394 Pershing Road
Area	CHULA VISTA (91913)
Subdivision	Village of Montecito
City	Chula Vista
County	San Diego
State	CA
Zip Code	91913

Amenities

Parking Spaces	2
# of Garages	2
View	N/K
Has Pool	Yes
Pool	Community/Common

Interior

Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	3
Stories	3 Story

Exterior

Lot Description	Curbs,Sidewalks
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School Information

District	Sweetwater Union High School Dis
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Fees

HOA Fees	\$62
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HOA Frequency	Monthly
Mello Roos	\$4,946
Total Fees	\$474

Additional Information

Date Listed	July 16th, 2026
Days on Market	43
Zoning	R-1:SINGLE
Listing Office	Coldwell Banker West

Listing Details

Listing Office	Coldwell Banker West
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