

\$865,000 - 2044 Avenida Andanza, Chula Vista

MLS® #PTP2606459

\$865,000

4 Bedroom, 3.00 Bathroom, 1,833 sqft

Residential on 0.06 Acres

N/A, Chula Vista, CA

OPEN HOUSE AUGUST 29 & 30 | 10:30 AM-12:30 PM COME TOUR THIS BEAUTIFUL HOME! Welcome to 2044 Avenida Andanza, a beautifully maintained 2019-built single-family home in The Village of Escaya at Otay Ranch. Offering 4 bedrooms, 2.5 bathrooms, approximately 1,833 sq. ft. of living space, a private backyard, and an oversized approximately 2.5-car attached garage, this two-story residence combines modern comfort, flexible living, and an exceptional community lifestyle. Inside, the thoughtfully designed floor plan features laminate flooring, shutters and blinds, central A/C and HVAC heating, and abundant space for everyday living and entertaining. A desirable main-level bedroom provides excellent flexibility for guests, multigenerational living, a private office, fitness room, or additional living space. The kitchen, dining, and living areas flow naturally together, creating an inviting central gathering space. Notable upgrades and features include durable epoxy flooring in the garage and a living room already set up for surround sound, making it easy to create an enhanced entertainment experience. The oversized garage provides additional flexibility beyond traditional two-car parking for bikes, motorcycles, recreational equipment, tools, storage, or a workshop area. The home also offers an extensive appliance package. The refrigerator, microwave, dishwasher, stove/oven, washer, and electric dryer all convey with the sale, along with the shutters



and blinds. The wine refrigerator is excluded.
Outside, the private backyard provides
additional space for relaxing, outdoor dining, e

Built in 2019

Essential Information

MLS® #	PTP2606459
Price	\$865,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	2044 Avenida Andanza
Area	CHULA VISTA (91913)
Subdivision	N/A
City	Chula Vista
County	San Diego
State	CA
Zip Code	91913

Amenities

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

Interior

Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	2

Stories2 Story

Exterior

Lot DescriptionCurbs,Sidewalks

School Information

DistrictSweetwater Union High School Dis

Fees

HOA Fees\$146
HOA FrequencyMonthly
Mello Roos\$5,488
Total Fees\$603

Additional Information

Date ListedAugust 24th, 2026
Days on Market24
ZoningR-1:SINGLE
Listing OfficeROA California Inc

Listing Details

Listing OfficeROA California Inc

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