

# \$545,997 - 625 Corte Patio 82, Chula Vista

MLS® #PTP2606763

**\$545,997**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential

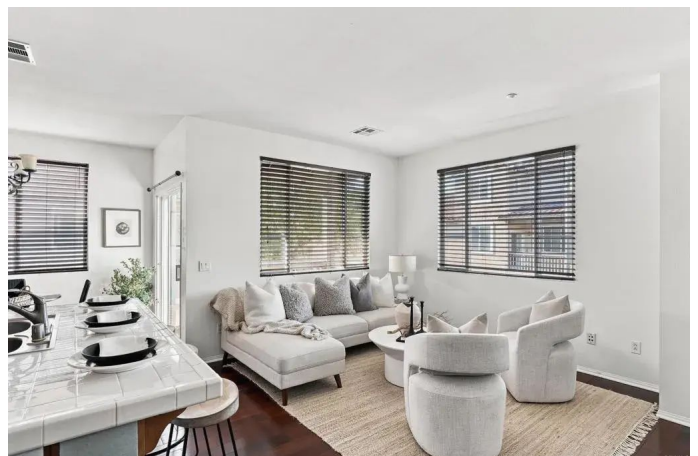
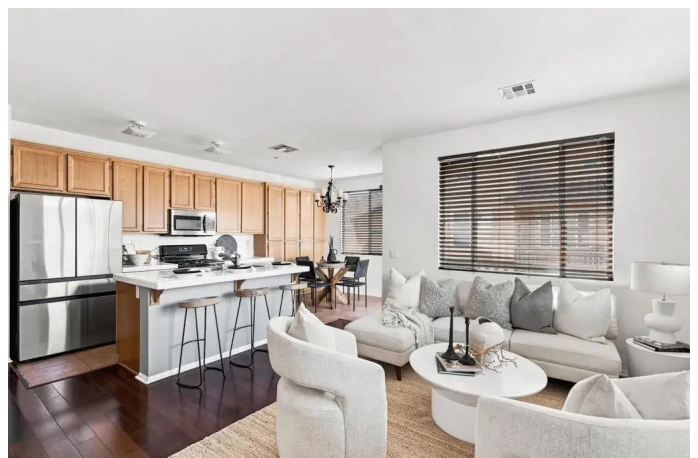
San Miguel Ranch, Chula Vista, CA

Freshly painted and move-in ready in desirable San Miguel Ranch! FHA and VA approved. This charming tri-level townhome offers 2 bedrooms, 1.5 bathrooms, an attached 1-car garage, private balcony, and a functional layout. The main living level features rich dark wood flooring, an open kitchen with center island, and access to a private balcony. Upstairs, both bedrooms are near the laundry area. Tile flooring in the kitchen and bathrooms adds practicality, while fresh interior paint creates a clean, refreshed feel. Enjoy community amenities including a pool, spa, clubhouse, fitness center, tennis courts, playground, BBQ facilities, and childrens recreation areas. Nearby conveniences include McKenzie Creek Park, Tesla charging stations, and a walking trail to Monte Valle Park. Conveniently located near shopping, dining, parks, schools, and SR-125.

Built in 2006

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | PTP2606763 |
| Price          | \$545,997  |
| Bedrooms       | 2          |
| Bathrooms      | 2.00       |
| Full Baths     | 1          |
| Half Baths     | 1          |
| Square Footage | 1,037      |
| Year Built     | 2006       |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Townhome    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 625 Corte Patio 82  |
| Area        | CHULA VISTA (91914) |
| Subdivision | San Miguel Ranch    |
| City        | Chula Vista         |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 91914               |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | Assigned,Garage |
| # of Garages   | 1               |
| View           | Mountains/Hills |
| Has Pool       | Yes             |
| Pool           | Association     |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher,Disposal,Dryer,Microwave,Refrigerator,Washer,Gas Range |
| Cooling      | Central Forced Air                                                |
| Fireplaces   | N/K                                                               |
| # of Stories | 3                                                                 |
| Stories      | 2 Story                                                           |

### School Information

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

### Fees

|               |         |
|---------------|---------|
| HOA Fees      | \$296   |
| HOA Frequency | Monthly |
| Other Fees    | \$225   |
| Total Fees    | \$521   |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2026 |
|-------------|----------------------|

|                |                       |
|----------------|-----------------------|
| Days on Market | 28                    |
| Zoning         | R-1:SINGLE            |
| Listing Office | Century 21 Affiliated |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Century 21 Affiliated |
|----------------|-----------------------|

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Listing information last updated on September 13th, 2026 at 4:55am PDT