

\$825,000 - 769 Mateo Street 1, Chula Vista

MLS® #PTP2606641

\$825,000

4 Bedroom, 3.00 Bathroom, 1,715 sqft
Residential

Sunbow, Chula Vista, CA

Exceptional Home. Exceptional Value!
Welcome to this beautifully designed newer home in the highly desirable Matiz @ Sunbow community of Chula Vista! Ideally situated on a prime corner homesite within a quiet cul-de-sac, this spacious 4-bedroom, 3-bath residence offers approximately 1,715 square feet of modern living with a highly sought-after full bedroom and bathroom on the first floor perfect for guests, multigenerational living, or a private home office. Step inside to an open-concept layout featuring a bright and airy great room that flows seamlessly into the contemporary kitchen and dining area, creating the ideal space for both everyday living and entertaining. The kitchen showcases sleek cabinetry, generous counter space, and a functional island designed for today's lifestyle. Upstairs, you'll find a comfortable primary suite with a walk-in closet and en-suite bath, along with two additional bedrooms and convenient upstairs laundry. The attached two-car garage adds everyday convenience. Located within the vibrant Sunbow master-planned community, residents enjoy access to resort-style amenities including parks, recreation areas, and community spaces, pool, paddle tennis, recreation room, all just minutes from shopping, dining, and major freeways. The home also captures stunning panoramic views stretching toward the Pacific Ocean and Point Loma, making this one of the most desirable floor plans and locations in the neighborhood. Prime



cul-de-sac location Solar Panels Desirable corner homesite Stunning views stretching towards the ocean & Point Loma views Full bedro

Built in 2023

Essential Information

MLS® #	PTP2606641
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,715
Year Built	2023
Type	Residential
Sub-Type	Townhome
Status	Active

Community Information

Address	769 Mateo Street 1
Area	CHULA VISTA (91911)
Subdivision	Sunbow
City	Chula Vista
County	San Diego
State	CA
Zip Code	91911

Amenities

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

Interior

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

Stories2 Story

Exterior

Lot DescriptionSidewalks

School Information

DistrictSweetwater Union High School Dis

Fees

HOA Fees\$260
HOA FrequencyMonthly
Other Fees\$288
Mello Roos\$5,570
Total Fees\$1,012

Additional Information

Date ListedSeptember 1st, 2026
Days on Market2
ZoningR1
Listing OfficeColdwell Banker West

Listing Details

Listing OfficeColdwell Banker West

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