

# \$1,249,999 - 845 Esperanza Place, Chula Vista

MLS® #PTP2606571

**\$1,249,999**

4 Bedroom, 3.00 Bathroom, 2,429 sqft

Residential on 0.14 Acres

Rolling Hills Ranch, Chula Vista, CA

Rarely available, this original-owner home in the desirable Rolling Hills Ranch community of Chula Vista is being offered for sale for only the second time since it was built. This well-maintained 4-bedroom + den, 3-bath home offers approximately 2,429 sq. ft. of living space and sits on a cul-de-sac. The home features a spacious kitchen with abundant cabinetry, large island, fireplace, and an open-concept living area. Additional highlights include a versatile downstairs bedroom and bath, a private backyard patio with a gazebo, ideal for relaxing evenings and 220-volt wiring already installed outside the home, ready for an EV charger or workshop equipment. Enjoy resort-style community amenities including a sparkling pool, all within the desirable Rolling Hills Ranch neighborhood known for its rolling hillside views, parks, trails and low HOA's. Conveniently located near shopping, dining, schools, parks and major freeways. Don't miss this rare opportunity to own a true original-owner home in one of Chula Vista's most desirable communities!

Built in 2002

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | PTP2606571  |
| Price     | \$1,249,999 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 2,429       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 845 Esperanza Place |
| Area        | CHULA VISTA (91914) |
| Subdivision | Rolling Hills Ranch |
| City        | Chula Vista         |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 91914               |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 4                |
| # of Garages   | 2                |
| View           | Neighborhood     |
| Has Pool       | Yes              |
| Pool           | Community/Common |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Dishwasher,Microwave,Refrigerator,Gas Oven |
| Heating      | Fireplace,Forced Air Unit                  |
| Cooling      | Central Forced Air                         |
| Fireplace    | Yes                                        |
| Fireplaces   | FP in Living Room                          |
| # of Stories | 2                                          |
| Stories      | 2 Story                                    |

### Exterior

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

### School Information

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

### Fees

|               |         |
|---------------|---------|
| HOA Fees      | \$110   |
| HOA Frequency | Monthly |
| Mello Roos    | \$46    |
| Total Fees    | \$113   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | August 28th, 2026  |
| Days on Market | 9                  |
| Zoning         | SFR                |
| Listing Office | ROA California Inc |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | ROA California Inc |
|----------------|--------------------|

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