

\$1,185,000 - 13650 Ahwahnee Way, Poway

MLS® #260014144

\$1,185,000

4 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.27 Acres

Heritage Hills, Poway, CA

Welcome to 13650 Ahwahnee Way – A Gem in Heritage Hills! Nestled on a quiet cul-de-sac in the sought-after Heritage Hills community of Poway, this beautifully maintained 4-bedroom, 2-bathroom home offers the perfect blend of comfort, privacy, and stunning natural beauty. With 1,300 sq ft of thoughtfully updated living space, AC and a 2-car garage, this home is as functional as it is charming. Step outside to your private backyard oasis, where breathtaking views and gorgeous sunsets greet you every evening!! – and on the 4th of July, enjoy a front-row seat to the fireworks display right from your own backyard! Inside, you’ll find thoughtful upgrades throughout, brand-new dishwasher and laminate flooring, dual pane windows, whole house fan, a freshly updated primary bathroom, and newly painted living room, dining area, kitchen, and two bedrooms – move-in ready and full of charm. Additional recent improvements include a new dishwasher, newly replaced pool pump and water heater, giving you peace of mind for years to come. As an added bonus, this home is located within the highly acclaimed Poway Unified School District, consistently rated among the best in San Diego County – an incredible value for families. Whether you’re entertaining guests, watching the sunset with a glass of wine, or simply enjoying the tranquility of cul-de-sac living, this home truly has it all. Don’t miss your opportunity to own this slice of paradise in one of Poway’s most desirable neighborhoods!



No HOA or Mello Roos!

Built in 1973

Essential Information

MLS® #	260014144
Price	\$1,185,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.27
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Pending

Community Information

Address	13650 Ahwahnee Way
Area	POWAY (92064)
Subdivision	Heritage Hills
City	Poway
County	San Diego
State	CA
Zip Code	92064

Amenities

Parking Spaces	4
Parking	Attached,Direct Garage Access,Garage,Garage Door Opener
# of Garages	2
View	Valley/Canyon
Has Pool	Yes
Pool	Below Ground,Private

Interior

Appliances	Dishwasher,Disposal,Dryer,Garage Door Opener,Microwave,Range/Oven,Refrigerator,Shed(s),Washer,Barbecue, Counter Top,Gas Cooking
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Heating	Fireplace, Forced Air Unit
Cooling	Attic Fan, Central Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Living Room
Stories	1 Story

Exterior

Roof	Tile
Construction	Wood/Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	July 12th, 2026
Days on Market	92
Listing Office	Coldwell Banker Realty

Listing Details

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