

\$1,299,000 - 12728 Via Nieve, San Diego

MLS® #NDP2606348

\$1,299,000

3 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 1.10 Acres

Montemar, San Diego, CA

Rare opportunity to own a beautifully updated end unit townhome in the highly desirable Montemar community of Carmel Valley. This move in ready home offers 3 bedrooms, 2.5 bathrooms with direct access to the spacious attached 2-car garage. Thoughtfully updated throughout, the remodeled kitchen features elegant granite countertops, soft close cabinetry, stainless-steel appliances, gas cooking with ample room for breakfast seating and breakfast bar with additional seating for casual dining. The updated bathrooms showcase granite countertops and stylish fixtures, beautiful wood flooring throughout, fresh interior paint, ceiling fans throughout, a new air conditioning system and heater 2025, an EV charging outlet in the garage, and a new roof completed in 2025 reflect true pride of ownership and make this home truly turnkey. Mello Roos end in 2027/2028. Ideally situated just a short distance from the community pool, spa, tennis courts, and neighborhood park. Plus Carmel Valleys award winning schools - Carmel Creek Elementary, Carmel Valley Middle School, Torrey Pines High School, and Cathedral Catholic High School. Just minutes from Torrey Pines State Natural Reserve, Del Mar City Beach, shopping, dining, grocery stores, fitness centers, and easy access to the 56 and I- 5. Dont miss this exceptional opportunity to own a turnkey home in one of Carmel Valleys premier communities.



Built in 1996

Essential Information

MLS® #	NDP2606348
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	1.10
Year Built	1996
Type	Residential
Sub-Type	Townhome
Status	Pending

Community Information

Address	12728 Via Nieve
Area	CARMEL VALLEY (92130)
Subdivision	Montemar
City	San Diego
County	San Diego
State	CA
Zip Code	92130

Amenities

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

Interior

Appliances	Dishwasher,Disposal,Dryer,Microwave,Refrigerator,Washer,Gas Range
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Living Room,Gas

# of Stories	2
Stories	2 Story

Exterior

Lot Description	Corner Lot,Cul-De-Sac,Curbs,Landscaped,Sidewalks
Roof	Tile/Clay
Construction	Stucco

School Information

District	San Dieguito High School Distric
----------	----------------------------------

Fees

HOA Fees	\$357
HOA Frequency	Monthly
Mello Roos	\$641
Total Fees	\$410

Additional Information

Date Listed	July 2nd, 2026
Days on Market	44
Zoning	R1
Listing Office	Real Brokerage Technologies

Listing Details

Listing Office	Real Brokerage Technologies
----------------	-----------------------------

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 13th, 2026 at 6:54pm PDT