

# \$750,000 - 16917 Vasquez 70, San Diego

MLS® #260022221

## \$750,000

2 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 7.08 Acres

4S Ranch, San Diego, CA

BEAUTIFULLY APPOINTED 2 BEDROOM, 2.5 BATH TOWNHOME WITH DUAL PRIMARY SUITES IN THE HEART OF 4S RANCH \* 2 CAR GRAGE (W/SIDE BY SIDE PARKING) ! This highly desirable San Moritz residence offers a spacious and functional floor plan with stylish upgrades throughout. The bright, open-concept main living area features beautiful stone tile flooring, crown molding, cherry stained cabinets, granite countertops, a cozy stone-trimmed fireplace, and 4 built-in surround sound speakers. The kitchen is designed for both everyday living and entertaining, showcasing slab granite countertops, stainless steel appliances, a center island with bar seating, pull-out pantry shelving, and abundant cabinet space. The upper-level primary suite serves as a private retreat with vaulted ceilings, a large walk-in closet, and a beautifully remodeled bathroom featuring dual vanities, stone-finished flooring, a multi-head custom shower, and a stylish barn door. The top floor also includes a versatile bonus space perfect for a home office, nursery, reading area, or exercise space. The ground-floor guest suite offers its own private ensuite bath, providing excellent privacy for family or guests.

Built in 2005

## Essential Information

MLS® # 260022221



|                |             |
|----------------|-------------|
| Price          | \$750,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,335       |
| Acres          | 7.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Townhome    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 16917 Vasquez 70        |
| Area        | Rancho Bernardo (92127) |
| Subdivision | 4S Ranch                |
| City        | San Diego               |
| County      | San Diego               |
| State       | CA                      |
| Zip Code    | 92127                   |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | BBQ,Pool     |
| Parking Spaces | 2            |
| Parking        | Attached     |
| # of Garages   | 2            |
| Has Pool       | Yes          |
| Pool           | Below Ground |

### Interior

|                 |                                                            |           |
|-----------------|------------------------------------------------------------|-----------|
| Appliances      | Dishwasher,Dryer,Microwave,Refrigerator,Washer,Gas Cooking | Range,Gas |
| Heating         | Forced Air Unit                                            |           |
| Cooling         | Central Forced Air                                         |           |
| Fireplace       | Yes                                                        |           |
| # of Fireplaces | 1                                                          |           |
| Fireplaces      | FP in Living Room                                          |           |
| # of Stories    | 3                                                          |           |
| Stories         | 3 Story                                                    |           |

## Exterior

|              |               |
|--------------|---------------|
| Roof         | Other/Remarks |
| Construction | Wood/Stucco   |

## Fees

|               |         |
|---------------|---------|
| HOA Fees      | \$366   |
| HOA Frequency | Monthly |
| Other Fees    | \$105   |
| Mello Roos    | \$2,413 |
| Total Fees    | \$672   |

## Additional Information

|                |                                |
|----------------|--------------------------------|
| Date Listed    | September 10th, 2026           |
| Days on Market | 1                              |
| Zoning         | R-1:SINGLE                     |
| Listing Office | One Percent Listing Group, Inc |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | One Percent Listing Group, Inc |
|----------------|--------------------------------|

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 7:09am PDT