

# \$799,900 - 10728 Garden Way, Spring Valley

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MLS® #PTP2606760

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,579 sqft

Residential on 0.35 Acres

North Spring Valley, Spring Valley, CA

Unique two-on-one opportunity at an unbeatable price! Tucked in on a quiet cul-de-sac in a sought after N/E SV community, the large lot neighborhood offers a high convenience score for nearby shopping, schools and 94 Fwy access. The single-level 3 bed, 2 bath main house needs some updating, but still offers an accommodating floorplan with original hardwood floors, a large primary bedroom with ensuite, and an open galley kitchen. Need space for extended family, home office or passive income? The perched-up 1 bed, 1 bath ADU packs a punch, with its own living/kitchen space, double-pane windows, mini-split AC, a private access walkway, and a charming front porch with tree-top views and regular cross breezes, perfect for multi-generational living or a rental opportunity. Additional property features include an individual laundry structure, generous storage, a generous covered and uncovered rear patio area, and side yard space suitable for RV/trailer parking. The huge lot also leaves room to grow, with potential for a third dwelling down the road.



Built in 1951

## Essential Information

MLS® #                      PTP2606760

Price                        \$799,900

Bedrooms                4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,579       |
| Acres          | 0.35        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10728 Garden Way      |
| Area        | SPRING VALLEY (91978) |
| Subdivision | North Spring Valley   |
| City        | Spring Valley         |
| County      | San Diego             |
| State       | CA                    |
| Zip Code    | 91978                 |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| View           | Mountains/Hills |
| Pool           | N/K             |

### Interior

|              |         |
|--------------|---------|
| Cooling      | N/K     |
| Fireplaces   | N/K     |
| # of Stories | 1       |
| Stories      | 1 Story |

### Exterior

|                 |                      |
|-----------------|----------------------|
| Lot Description | Cul-De-Sac,Sidewalks |
|-----------------|----------------------|

### Additional Information

|                |                              |
|----------------|------------------------------|
| Date Listed    | September 5th, 2026          |
| Days on Market | 6                            |
| Zoning         | R-1:SINGLE                   |
| Listing Office | United Real Estate San Diego |

### Listing Details

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

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