HOME FEATURES & IMPROVEMENTS

13217 Deron Avenue

San Diego, CA 92129

4 Bedrooms | 2.5 Baths | 2,143 Sq. Ft. **OFFERED AT $1,350,000**

PROPERTY HIGHLIGHTS

• Open, spacious floor plan with formal living and dining areas.

• Formal living room with soaring vaulted ceilings.

• Dining area with an adjacent bar and glass display cabinet.

• Inviting family room with wood-look tile flooring, window blinds, brick fireplace, and wet bar with sink and cabinetry.

• Updated kitchen with stainless steel appliances, granite countertops, electric cooktop and range hood, pull-out pantry shelves, and tile flooring.

• All 4 bedrooms are upstairs, including an updated primary suite with a private balcony.

• Upstairs hall bathroom with upgraded vanity and sink, shower/tub combination, and wood-like tile flooring.

• Landscaped backyard with mature trees and concrete patio—ideal for relaxing or entertaining.

• Attached two-car garage with built-in storage shelving and workbench.

• Refrigerator, washer, and dryer included.

MAJOR SYSTEMS & EXTERIOR

• 2026: New balcony
  - New exterior paint
  - New exterior garage side door
  - New side gates

• 2020: HVAC system and air conditioning replaced

• 2016: Front door replaced

• 2011: Garage door replaced

• 2005: Windows replaced

INTERIOR IMPROVEMENTS

• 2019: Family room flooring and lighting updated; six recessed lights installed; mantel/beam accent lighting added; electrical wiring updated for lighting above the bar sink; interior painting and drywall repairs completed.

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HOME UPDATES & LOCAL AMENITIES

Improvements at a Glance

KITCHEN

- 2026: New stainless steel refrigerator; cabinets recently painted.
- 2014: Countertops, cooktop, and kitchen lighting updated.

PRIMARY BATHROOM

- 2023: Bathroom faucet updated.
- 2020: Toilet replaced.
- 2014: Cabinetry, countertop, lighting, and shower updated.
- 2013: Tile shower, flooring, cabinetry, sink, lighting, and exhaust fan updated.

DOWNSTAIRS BATHROOM

- 2019: Bathroom renovation,including flooring, lighting, sink, and vanity updates.
- 2018: Flooring, lighting, exhaust fan, medicine cabinet, and vanity updated.

LIFESTYLE & LOCATION

- Outdoor recreation, hiking, and biking trails nearby at Los Peñasquitos Canyon Preserve and Black Mountain Open Space Park.
- Convenient access to shopping, dining, coffee shops, and everyday services.
- Community parks, recreation facilities, and sports activities nearby.
- Located within the Poway Unified School District.
- Convenient access to I-15 and SR-56 for commuting throughout San Diego County.

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