

Features & Benefits



"Classic" Scripps Ranch, San Diego, CA

9970 Mesa Madera Drive

3 Bedrooms | 2 Baths | 1,384 SF

Welcome to 9970 Mesa Madera Drive, a charming single-story home nestled in the heart of Classic Scripps Ranch! Inviting curb appeal, with manicured front yard, colorful plants and covered entry walkway. Enter the elegant, wood front door to an open floor plan residence featuring 3 bedrooms, 2 bathrooms, and 1,384 square feet. Step inside to vaulted ceilings and abundant natural light, creating an airy and inviting atmosphere. Retreat to the bedrooms, including a primary suite with an updated ensuite bathroom with walk-in shower. Hall bath remodeled with new vanity and tub/shower surround with ceramic tile and glass doors. Step outside to discover your own private oasis, ideal for enjoying sunny days and hosting gatherings. Refreshing pool with *PebbleTec* surface and entry lounging ledge. Whether you envision a lush garden or a peaceful patio, the possibilities await. Located close to top-rated schools and local shopping and eateries. Convenient access to popular Miramar Lake and freeway access.

FEATURES & NEIGHBORHOOD

- "Classic" Scripps Ranch Community; Parks, Woods, and Timbers Neighborhoods
- Scripps Ranch - San Diego, California
- 7,000 SF/0.16 acre lot
- No HOA or Mello Roos
- Top-rated Scripps Ranch schools
- Stunning curb appeal
- Manicured front yard, colorful plants and covered walkway
- Abundant natural light
- Backyard; fully fenced, private, seating area,
- Pool with entry shelf, umbrella stand option, and *PebbleTec* finish 2020
- Two-car garage with laundry area; *Maytag* washer and dryer
- Timer sprinkler system
- Decorative baseboard
- *Pentair* Whisperflo high performance pump
- Outdoor *Tuff* shed

ENTRY AND LIVING AREAS

- Elegant front entry door
- Open floor plan with vaulted ceilings
- Tile flooring, laminate wood flooring
- Living Room; features dual paned glass windows, recessed lighting, and a decorative brick at gas fireplace
- Family Room flows seamlessly into kitchen nook for an open concept feel
- Dining Room; features custom blinds, designer chandelier
- Single-level living; all bedrooms and living areas on one level with no step downs
- Optional Office; features window with custom blinds overlooking front yard

KITCHEN

- Kitchen; tile countertops with generous cabinet storage
- Kitchen; cabinets replaced
- Kitchen window above sink overlooking serene backyard
- Appliances; *Frigidaire* gas range with four burner cooktop and oven, *LG* Microwave, *Frigidaire* Dishwasher, *LG* Refrigerator
- Counter space for a potential bar, coffee station, or beverage nook
- Abundant natural light
- Breakfast nook with chandelier light

RECENT UPDATES

- *Noritz* Tankless Water Heater 2015
- Gas Furnace 2015
- *Rheem* Air Conditioner 2015
- Newer garage door and opener ~approximately 5 years old
- Installed retaining wall with stairway that provides access to hill 2020

BEDROOMS & BATHROOMS

- Secondary Bedroom 1; Utilized as Office, no closet doors, laminate wood floors, double dual pane windows
- Secondary Bedroom 2; Traditional Closet, laminate wood floors, double dual pane windows
- Hallway Bathroom; Single vanity sink with marble counter and storage, updated light fixture, mirror, and medicine cabinet, window offering natural light and ventilation, soaking tub with shower and sliding glass doors

PRIMARY BEDROOM & BATH

- Primary Retreat showcases dual closets, laminate wood floors, and sliding doors with easy access to the outdoor pool area
- Walk-in closet created by moving furnace from hallway to attic
- Primary Bath; walk-in shower, single vanity sink with *Quartz* countertop & storage, updated light fixtures & mirror, and window offering light and ventilation

COMPASS



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