

Features & Benefits



West Central Poway

15019 Amso Street

5 BEDROOMS | 3 FULL BATHS | 2080 SF

RARE 5-bedroom home over 2,000 SF under \$1,300,000 in Poway! Downstairs bedroom and full bath. Exceptional floor plan featuring an expansive living room, formal dining room and family room with brick fireplace. Kitchen offers freshly painted white cabinetry, stainless steel appliances, gas range and walk-in pantry. Granite countertops in upstairs baths. Dual-pane windows. A York HVAC system and ductwork (\$14,000, installed 2016). Partial interior and exterior paint (June 2026). Refreshed landscaping. The spacious primary suite features a walk-in closet and beautifully updated bath with granite countertops and oversized vanity. Two secondary bedrooms open to a large covered balcony, adding a unique indoor-outdoor living space. Private backyard with a Western Red Cedar patio cover, perfect for entertaining or relaxing. Award-winning Poway Unified School District.

COMMUNITY & HOME FEATURES

- Desirable Poway Community
- Exceptional curb appeal with beautiful mature tree
- Private lot; 6,600 Sq Ft
- Spacious two-car garage with ample storage and dedicated work areas
- Samsung washer/dryer
- Beautiful Western Red Cedar patio cover for rear patio sitting area
- Desirable floor plan
- 1st Floor Bedroom and Full Bathroom
- Enjoy Poway's 78 Miles of Trails
- Potato Chip Rock, Iron Mountain, Blue Sky and Sycamore Canyon
- Lake Poway trails, boating and fishing
- Old Poway Park
- Award-winning Poway Unified School District
- Convenient 56 and 15 freeway access

LIVING AREA, 1st Floor

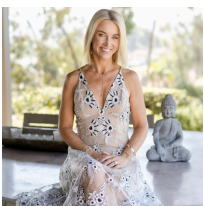
- Elegant front Entry featuring a beveled glass door and matching sidelight window
- Expansive windows fill the living room with natural light, accentuating the "wood-look" laminate flooring and modern recessed lighting. The layout offers generous wall space, ideal for an entertainment center or media equipment
- Dining Room: Large window with views to your private backyard, "wood look" flooring, modern chandelier
- Kitchen; Freshly painted white cabinetry, tile flooring, walk-in pantry, stainless appliances
- Whirlpool Dishwasher, Kenmore Trash Compactor, LG Refrigerator, 6 Burner LG Gas Stove
- Eat-in Kitchen area with wood paneling, decorative beams, tile flooring

LIVING AREA CONTINUED

- Family Room; Brick fireplace, decorative paneling and beams, modern lighting and painted concrete flooring
- 1st Floor Bedroom; Neutral carpeting, window blinds
- 1st Floor Bathroom; Tile flooring, Tub/Shower
- 2nd Floor Hallway with multiple storage cabinets
- Primary Bedroom; Multiple windows with blinds, carpeting, accent lighting, walk-in closet
- Primary Bathroom; Oversized vanity with granite countertop, soffit lighting, decorative wainscot, tile flooring, shower with beveled glass door and shampoo niche
- Bedroom 3; Neutral carpet, mirrored closet doors, French doors lead to large covered balcony
- Guest Bath; Dual sinks, granite countertop, transom windows, tub/shower, private water closet
- Bedroom 4; Neutral carpeting, mirrored closet doors, French doors lead to large covered balcony
- Bedroom 5; Neutral carpeting, accent lighting

ADDITIONAL FEATURES

- Private covered rear patio; Western Red Cedar patio cover, fully fenced, private yard
- York A/C and Duct Work (2016)
- Bradford White Hot Water Heater
- Nest Thermostat
- Bedroom ceilings and bathrooms painted (2026)
- Interior and Exterior partially painted (2026)
- Garage doors painted (2026)
- Landscape Refresh (2026)



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