

750 North Citrus Avenue, Vista, CA 92084

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The property consists of 2 houses and a junior ADU.

750-1

This 2-story house is newly constructed. It is 1,403 sf + 420 sf attached 2-car garage.

Inside, every detail is curated and custom built, from the expansive chef's kitchen to the elegant laminate flooring, and staircase leading to the bedrooms.

The kitchen features a 102" island, quartz counter tops, shaker cabinets, stainless steel refrigerator, dishwasher, gas range/stove, microwave.

There is a powder room and laundry closet with washer and dryer hookups.

Upstairs is the master bedroom with a walk-in closet and its own bathroom, and 2 other bedrooms and a second bathroom.

The house is equipped with HVAC, fire sprinkler system, solar panels, tankless water heater. LED lighting. The electrical panel is in the garage.

750-2

This unit is the 486 sf. Junior ADU that is also newly constructed.

It has 1 bedroom, 1 bath, a kitchen equipped with a stainless steel refrigerator, dishwasher, gas range/stove, and a microwave. There are also washer/dryer hookups in the unit. Laminate flooring.

The unit is also equipped with HVAC, solar, fire sprinkler system, tankless water heater. LED lighting.

There is parking outside the unit, and a patio on the side.

750-3

This house was built in 1960 +/-, and has been fully renovated inside and out.

New roof, stucco, windows, doors, new electrical, plumbing, LED lighting, open kitchen with Formica counter tops, shaker cabinets. New bathroom. Laminate flooring. The master bedroom has a walk in closet. New HVAC, tankless water heater. Gas fireplace.

This house has its own private yard.

Other features:

Solar: 11 micro inverters and 11 solar panels installed. 2 communication gateways from Enphase Envoy.

Doors are equipped with Kwikset Smart locks.

Property is equipped with Ring cameras.

Permeable pavers in driveway.

There is one water meter for all 3 units.

Each unit is separately metered for gas/electric.

Mailboxes are located across the street, in the cluster mailbox in front of 761 N. Citrus.

SDG&E: 800-411-7343

Vista Irrigation District: 760-597-3120

EDCO Trash: 760-744-2700

Buyer and Buyer's Agent to conduct their own investigations, inspections, and verify all before close of escrow.