Features & Benefits

COMPASS

11875 Handrich Dr.

Scripps Ranch

3 Bedrooms | 2 Full Baths | 1699 sq. ft. (per assessor)

Lovingly maintained by its longtime owner, this custom home offers fresh interior paint, new flooring, brand-new air conditioning, and abundant built-in storage. High ceilings and generous windows fill the open kitchen and great room with natural light. Expansive treetop views and no homes immediately behind the property add a sense of privacy, while lush landscaping and a sparkling backyard pool make it easy to enjoy time outdoors. Close to Lake Miramar, local parks, schools, and community amenities, the home also offers convenient freeway access.

HOME FEATURES

- Single-story layout makes daily living easy with no stairs.
- Vaulted ceilings and numerous windows create an airy, light-filled setting.
- River-rock exterior accent and mature landscaping give the home distinctive curb appeal.
- Brand-New air conditioning and fresh interior paint
- Lap pool, seating area, garden area, and gorgeous views. No homes immediately behind you.
- New flooring refreshes the primary bedroom area.
- Convenient and secure mail drop directly into home.
- Hall way utility closet and an additional bank of built-in cabinetry, keep linens and everyday items organized.
- Garage workbench, drawers, tool racks, lighting, and wall shelving create a dedicated space for projects and equipment.

LIVING AND DINING AREA

- Open great room concept connects the kitchen, dining, and living spaces.
- Extended rear sliders frame the treetop sit down views.
- Automatic shade lets you adjust the natural light and provide interior shade.
- Wood-burning fireplace provides a warm focal point.
- Six built-in cabinets, open shelving, and plant/display for design and practicality.
- Ledges offer storage and places to personalize.
- Paneled interior doors add a finished touch throughout.

KITCHEN

- Bright corner window and recessed lighting illuminate the kitchen.
- White cabinetry, ample counter space and dedicated pantry cabinet.
- Decorative tile backsplash & combined prep space with additional storage.
- Breakfast bar seats approximately four for casual meals and conversation.
- Kitchen opens directly to the dining and great room for easy gathering and entertaining.

PRIMARY BEDROOM & BATH

- Vaulted ceiling and new patterned carpet create an airy retreat.
- Walk-in closet keeps clothing and essentials organized.
- Slider opens directly to the backyard.
- Separate soaking tub and shower support both quick routines and a leisurely soak.
- Private toilet area and marble-look flooring complete the bath.

SECONDARY BEDROOMS

- Wood shutters in all bedrooms provide privacy and
- light control.
- Both secondary bedrooms have walk-in closets for useful storage.
- Extra-large secondary bedroom with a lighted ceiling fan can accommodate guests, work, or a flexible bedroom setup.
- Full bathroom with tub shower serve the household and guests.

Scripps Ranch Lifestyle

- Established community with mature landscaping and eucalyptus-lined streets
- Near highly regarded Jerabek Elementary; served by Marshall Middle School, and Scripps Ranch High School.
- Nearby Jerabek Park with athletic fields, tennis, pickleball, and a new playground
- Close to Scripps Ranch Swim & Racquet Club, restaurants, shops, and services.
- Easy access to Miramar Reservoir, hiking, and walking trails.
- Convenient freeway access to downtown, beaches, and major employment centers
- Desirable location with longstanding buyer appeal.

COMPASS



Lisa Susca
COMPASS
REALTOR®
DRE# 01390450
REALTOR®
M: 858.733.0897
lisa.susca@compass.com

Disclaimer:
All information provided herein is deemed reliable but is not guaranteed. While efforts have been made to ensure the accuracy of the information, it is subject to change without notice. Buyer is advised to independently verify all facts, figures, and specifications to their own satisfaction. Broker, agents, and seller make no warranties, express or implied, regarding the content herein.

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 01527235, 01527365. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

EQUAL HOUSING OPPORTUNITY