

Property Features

- Entry Way
- Living Room
 - Luxury Flooring
 - Plantation Shutters
 - Lots of natural light
- Kitchen
 - Open Concept
 - Lots of Cabinetry
 - Center Island with Sink
 - Great for Family and Entertaining
 - Countertop Bar Eating Area
- Dining Room
 - Area
- 4 Generous-sized Bedrooms + Loft Area
 - One Bedroom Downstairs
 - Upgraded Flooring in all Bedrooms
 - Plantation Shutters
- Primary Bedroom
 - Two balconies
 - Accent Wall - Upgraded Wall Paneling
 - Upgraded Flooring
 - Large Walk-In Closet with Built-ins
- 3 Full Bathrooms
 - Downstairs Full Bathroom
 - Single sink vanity

- Upgraded walk-in tile shower
 - Upstairs Hall Full Bathroom
 - Dual Sink Vanity
 - Tub Shower Combo
 - Custom Tile Flooring
 - Primary Bathroom Suite
 - Attached to Primary Bedroom
 - Dual Sink Vanity
 - Separate Tub and Shower
 - Upgraded Custom Tile Walls
 - Private Toilet Room
- Laundry Room
 - Upstairs, a dedicated spacious room
 - Lots of Storage
 - Utility Sink
 - Upgraded Clothes Hooks
- Garage
 - 3-car garage
 - 2 Garage doors and openers
 - Upgraded Epoxy Flooring
 - Tankless Water Heater
- Backyard
 - Built-in BBQ
 - Patio Area
 - Grass area
 - Sprinklers

General Property Information

- Former Model Home
- 2179 Sqft of Living Space
- Seller is a corporation - They have never lived in the home.
- There are no known pest or property issues.
- The large tree in the front yard is the homeowner's responsibility.

Property Utilities

- **Water:** Otay Water District
- **Trash:** Republic Services (CA)
- **Gas:** San Diego Gas & Electric
- **Electric:** San Diego Gas & Electric
- **Sewage:** Otay Water District



HOA: The Village of Escaya Community Association \$140 / Monthly

- [Escaya Community](#)
- The Orchard Club
 - 3700 Sqft Entertainment Space at The Clubhouse with Fully Equipped Kitchen and Private Patio overlooking the pool
- Harvest Wellness Center
 - A collaboration between interior designers, entrepreneurial visionaries, and leading health and fitness professionals. Enjoy hand-selected exercise equipment, such as an Olympic Lifting Rack (a request from soon-to-be residents), intentionally designed functional movement spaces, and a variety of fitness classes.
- Neighborhood Park
 - Basketball Court
 - Soccer Field
 - Amphitheater Style Lawn
 - Access to Otay Ranch Trail System & Regional Park
- Shop Local Retail at The Village Center



SCHOOLS

- Fahari I. Jeffers Elementary School
- Rancho Del Ray Middle School
- Otay Ranch High School

ESCAYA COMMUNITY OVERVIEW

Located in the rolling hills of East Chula Vista, the Escaya community is one of South County's most sought-after master-planned neighborhoods, known for its modern homes, walkable design, resort-style amenities, and strong sense of community.

Designed around lifestyle and convenience, Escaya offers residents access to beautifully maintained parks, scenic walking trails, playgrounds, and thoughtfully designed gathering spaces that create a true neighborhood feel.

At the center of the community is the Escaya Recreation Center, featuring:

- Resort-style pool & spa
- State-of-the-art fitness center/gym
- Clubhouse & event spaces
- Outdoor lounge and BBQ areas
- Parks & playgrounds
- Dog park
- Basketball courts & recreational spaces
- Walking and biking trails

Escaya is also highly desirable for its proximity to top-rated schools, shopping, dining, and Otay Ranch Town Center, as well as convenient freeway access, while still maintaining a quieter residential atmosphere.

The community regularly hosts neighborhood events, seasonal gatherings, and family-friendly activities that contribute to its welcoming environment and strong sense of community.

For many buyers, Escaya offers the perfect blend of:

-  modern living
-  resort-style amenities
-  convenience
-  community lifestyle

HOA / COMMUNITY FEES

Current HOA dues are approximately **\$140/month** and provide access to the community's resort-style amenities and common area maintenance.

The property is subject to standard Otay Ranch/Escaya Mello-Roos and CFD assessments, which help support the community's newer infrastructure, schools, parks, and amenities. The combined CFD-related assessments are approximately \$5,900 annually and are common for newer master-planned communities in East Chula Vista

951 Camino Aldea, Chula Vista, Ca 91913

OFFER AND ESCROW INFORMATION - PLEASE FILL OUT COMPLETELY

- **Signers:** Brady Bonney, Authorized Signer
Trust Name: Opendoor Property Trust I
- **Complete Address:** 951 Camino Aldea, Chula Vista, CA 91913
- **APN:** 644-384-67-00

- Listing Agent: **Micah H Swarthout Kerrico**
DRE Lic# 01448623
Micah@MKTrealestate.com
(619) 993-7836
- Assistant/TC: **Courtenay Johnston**
DRE Lic# 02324582
Courtenay@MKTrealestate.com
(619) 820-2011
- Broker: **Jason Mitchell Group**
DRE # 01527423
7918 El Cajon Blvd N419
La Mesa, CA 91942
(619) 993-7836

- Selling Agent Information: **Please fill out your information completely**

- **Escrow Information:**
Escrow: OSN Escrow Inc
Title: OSN Title Company
- Property Disclosures are available upon request prior to escrow opening escrow
- HOA documents are available upon request prior to opening escrow
- **OFFER TO INCLUDE:**
Fully executed RPA
Approval letter from the lender
Proof of closing funds