

**All Other Attached**MLS #: **250037577**APN: **3193100840**Addr: **9899 Scripps Westview Way 244**City, St: **San Diego CA** Zip: **92131**Status: **GREEN**Short Sale: **No**COE Date: **12/8/2025**List Price: **\$595,000 - \$595,000**Orig Price: **\$615,000** DOMLS **70**Sold Price: **\$575,000** MT **76**List Date: **8/29/2025** LP/SqFt: **565.59**Mod Date: **2/16/2026** SP/SqFt: **\$546.5**

Bedrooms: 2	Full Baths: 2
Optional: 0	Half: 0
Total: 2	Total: 2

Est. SqFt: **1,052** Year Built: **1986**Community: **SCRIPPS RANCH**Neighborhood: **Scripps Ranch**Complex: **Scripps Westview**SA Restrict: **N/K**View: **Trees/Woods**Pool: **Community/Common**

Parking Garage Spaces: 0
Parking Non-Garaged Spaces: 1
Parking Spaces Total: 1
Parking Garage: None Known
Non-Garage Details: Assigned
RV Parking:

Listing Type: **ER**Patio: **Balcony**

Pets:

Age Restrictions: **NK**Stories: **2 Story**MandRem: **None Known****Seller will Entertain Offers between \$595000 -****Virtual****START SHOWING DATE****REMARKS AND SHOWING INFO**

Beautiful Home with an Open Floor Plan and Vaulted Ceiling. Combined with Lots of Natural Lights and Surrounded by Greenery, it Creates a Spacious and Airy Ambiance that is Warm and Inviting, Perfect for Everyday Living and Entertaining Guests. A Turnkey Home. Owner Lived at Property and Took Good Care of It. Located in Scripps Ranch, one of San Diego's Most Sought-After Communities. Close to Hiking Trails, Scenic Lake Miramar, Parks, Shopping, Dining, and Top-Rated, Award-Winning Schools.

Conf. Remarks: **Submit offers with pre-approval and proof of funds to kris619sandiego@gmail.com.**

Cross Streets: **Erma Rd**Map Code: **1209F2**

Directions To Property:

Showing: **Property is Vacant. Go Show.**Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **Yes**Listing Agent: **Kristiana Q Nguyen - Preferred: 619-817-6543**Agent DRE Lic#: **01891480**

2nd Agent:

Broker ID: **5033**Broker DRE: **01891480**Listing Office: **Kristiana Nguyen - Office: 619-817-6543**Off Market Date: **11/7/202** Close of Escrow: **12/8/202** Financing: **CONV**

Concession

Selling Agent: **Sam Dujowich - Dirct: 619-862-0293**Selling DRE License#: **01341418**Selling Office: **Coldwell Banker West - Office: 619-271-9500**Sale Price: **\$575,000**

Exp Date:

Wtr Dist:

High School URL

Equipment

Dishwasher, Disposal, Range/Oven, Refrigerator, Gas StoveHO Fees: **Common Area Maintenance, Exterior Bldg Maintenance, Water**Home Owner: **429.00**Paid: **MO**Pay Freq: **Monthly**Other Fees: **0.00**

Paid:

Pay Freq:

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq:

Total Monthly Fees: **429**

Assessments:

HOA: **Scripps Westview**

Other Fee Type:

HOA Phone: **858-569-8773**

Zoning:

Prop Mgmt Co:

Entry Level Unit: **2**

Prop Mgmt Ph:

Cmplx Feat: **Pool, Spa/Hot Tub**

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**Cooling: **Central Forced Air**Heat Source: **Natural Gas**Heat Equip: **Forced Air Unit**Fireplace Loc: **FP in Living Room**Fireplaces(s): **1**Living Room: **15x16**Primary BR: **11x14**Dining Room: **7x10**Bedroom 2: **9x14**Family Room: **0**

Bedroom 3:

Kitchen: **10x11**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**Lot Size: **0 (Common)** #AcreLot Size Source: **Assessor**Units/Building: **12**

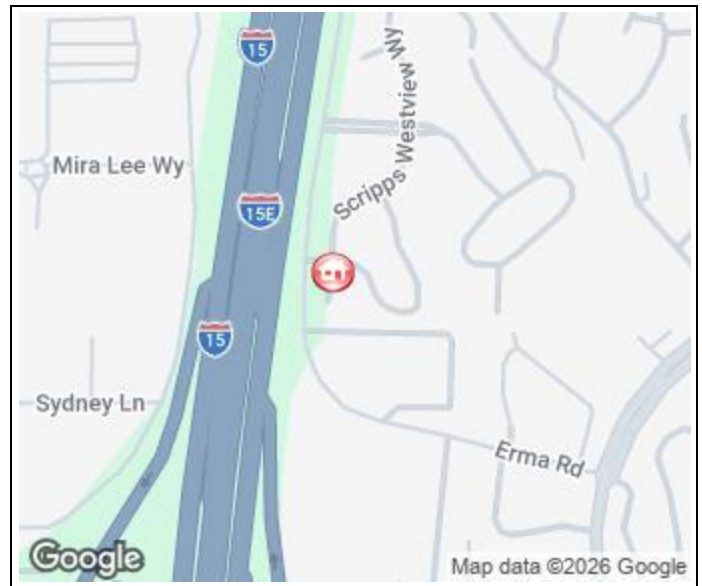
Lot SqFt Approx:

Units/Complex: **176**Laundry: **Inside**

Elevator:

Sewer/Septic: **Public Sewer**

Stories in

2

Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.



Condominium

MLS #: **260017550**
 APN: **319-310-09-18**
 Addr: **9895 Scripps Westview Way 148**
 City, St: **San Diego CA** Zip: **92131**

Status: **GREEN**

Short Sale: **No**

COE Date: **8/10/2026**

List Price: **\$565,000**

Orig Price: **\$565,000**

Sold Price: **\$570,000**

List Date: **7/17/2026** LP/SqFt: **537.07**

Mod Date: **8/11/2026** SP/SqFt: **\$541.8**

Bedrooms: **2** Full Baths: **2**
 Optional: **0** Half: **0**
 Total: **2** Total: **2**

Est. SqFt: **1,052** Year Built: **1985**

Community: **SCRIPPS RANCH**

Neighborhood: **Scripps Ranch**

Complex: **Scripps Westview**

SA Restrict: **N/K**

View:

Pool: **Community/Common**

Parking Garage Spaces: **0**
 Parking Non-Garaged Spaces: **1**
 Parking Spaces Total: **1**
 Parking Garage: **None Known**
 Non-Garage Details: **Assigned, Covered Parking**
 RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**

Stories: **1 Story**

MandRem: **None Known**

Virtual
START SHOWING DATE



Schedule a Showing

REMARKS AND SHOWING INFO

Turnkey single-level living in the heart of Scripps Ranch! This beautifully upgraded 2-bedroom, 2-full-bath ground-floor condo in the sought-after Scripps Westview community has been refreshed from top to bottom. Freshly painted interior with luxury vinyl plank flooring throughout, recessed lighting, and a bright, open floor plan where the kitchen looks directly into the spacious living room — ideal for entertaining. The remodeled kitchen features quartz countertops and tile flooring, while the inviting living room offers a cozy

Conf. Remarks: All information is deemed reliable but not guaranteed. All measurements are approximate. Buyer and Buyer's Agent to verify all before COE. Escrow to be Foundation Escrow. Title to be Titor Title. Send offers w/Pre-Approval & POF to lj@ljbognot.com. Showings by appointment only. Property is vacant. Please use ShowingTime to schedule private

Cross Streets: **Scripps Westview Way**

Map Code:

Directions To Property:

Showing: **Property is vacant. All showings must be scheduled through ShowingTime and confirmation is required. Please text LJ Bognot with all**

Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **Yes**

Listing Agent: **LJ L Bognot - Preferred: 858-610-8583**

Agent DRE Lic#: **02059707**

2nd Agent:

Broker ID: **993136**

Broker DRE

02248983

Listing Office: **LPT Realty, Inc - 808-722-8085**

Off Market Date: **7/24/202** Close of Escrow: **8/10/202** Financing: **FHA**

Concession **\$6350 Seller Credits towards Buyer's**

Selling Agent: **Jennifer A DiJulio - Preferred: 760-625-5152**

Selling DRE License# **02067359**

Selling Office: **eXp Realty of California, Inc. - Office: 619-618-7997**

Sale Price: **\$570,000**

Exp Date:

Wtr Dist:

High School URL

Equipment **Dishwasher, Dryer, Refrigerator, Washer, Gas Stove**

HO Fees **Sewer, Trash Pickup, Water**

Home Owner **514.00**

Paid: **MO** Pay Freq. **Monthly**

Other Fees: **244.50**

Paid: **MO** Pay Freq. **Monthly**

CFD/Mello-Roos: **0.00**

Paid: Pay Freq.

Total Monthly Fees: **758**

Assessments: **Special Assessments**

HOA: **Southwest**

Other Fee Type: **Other/Remarks**

HOA Phone: **1-800-686-5812**

Zoning: **R-1:SINGLE**

Prop Mgmt Co:

Entry Level Unit: **1**

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cal Vet, Cash, Conventional,**

Cooling: **Central Forced Air**

Heat Source: **Natural Gas**

Heat Equip: **Forced Air Unit**

Fireplace Loc: **FP in Living Room**

Fireplaces(s): **1**

Living Room: **21x16**

Primary BR: **13x11**

Dining Room:

Bedroom 2: **11x9**

Family Room:

Bedroom 3:

Kitchen: **11x8**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**

Lot Size: **0 (Common)** #Acre

Lot Size Source: **Assessor**

Units/Building: **6**

Lot SqFt Approx:

Units/Complex: **90**

Laundry

Closet Stacked

Elevator:

Sewer/Septic: **Sewer Connected**

Stories in

2



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.

**Condominium**

MLS #: **260008356** Status: **GREEN**
 APN: **319-310-14-21** Short Sale: **No**
 Addr: **9971 Scripps Westview Way 21** COE Date: **7/15/2026**
 City, St: **San Diego CA** Zip: **92131**

List Price: **\$545,000** DOMLS **68**
 Orig Price: **\$565,000** MT **69**
 Sold Price: **\$533,000**
 List Date: **4/10/2026** LP/SqFt: **596.28**
 Mod Date: **7/17/2026** SP/SqFt: **\$583.1**

Bedrooms: **2** Full Baths: **1**
 Optional **0** Half **0**
 Total: **2** Total: **1**

Est. SqFt: **914** Year Built: **1989**

Community: **SCRIPPS RANCH**

Neighborhood: **Scripps Ranch**

Complex: **Terraces at Scripps Ranch**

SA Restrict: **N/K**

View:

Pool: **Community/Common**

Parking Garage Spaces: **0**
 Parking Non-Garaged Spaces: **1**
 Parking Spaces Total: **1**
 Parking Garage: **None Known**
 Non-Garage Details: **Assigned**
 RV Parking:

Listing Type: **ER**

Patio: **Patio**

Pets: **Allowed w/Restrictions**

Age Restrictions: **NK**

Stories: **1 Story**

MandRem **None Known**

Virtual

START SHOWING DATE



Schedule a Showing

REMARKS AND SHOWING INFO

Move-in ready and completely turnkey, just bring your suitcases! Welcome home to this charming 2-bedroom, 1-bath condo in the highly sought-after Terraces at Scripps Ranch. Thoughtfully updated with stylish Townsend Maple Spice luxury vinyl plank flooring and elegant Mont Blanc Silestone countertops, this home blends modern finishes with everyday comfort. Step inside to discover remodeled kitchen and bath. Updates complemented by carpet, door hardware, and fresh paint throughout, installed April 2026.

Conf. Remarks: **Fiscal Year Ends in June - HOA dues to increase to \$429 per month, per HOA. Please confirm. Please see Features and Benefits and Offer Instructions in Documents.**

Cross Streets: **Emma Way**

Map Code:

Directions To Property: **Scripps Ranch Blvd, left on Erma Rd, Right on Scripps Westview Way**

Showing: **Please use Showing Time to schedule an easy appt.**

Occupied: **Owner**

Occupant: **Mr. Seller**

Occupant

000-000-0000

Lockbox: **Yes**

Listing Agent: **Jenn M Blake - Preferred: 858-663-6788**

Agent DRE Lic#: **01494271**

2nd Agent:

Broker ID: **8355**

Broker DRE

01527365

Listing Office: **Compass - Office: 858-345-4514**

Off Market Date: **6/17/202** Close of Escrow: **7/15/202** Financing: **CONV**

Concession **Repairs: None Other: None**

Selling Agent: **Gregory M Davis - Preferred: 760-802-3515**

Selling DRE License# **01328082**

Selling Office: **Gregory M. Davis, Broker - 760-802-3515**

Sale Price: **\$533,000**

Exp Date:

Wtr Dist:

High School URL **San Diego Unified School District**

Equipment

Dishwasher, Dryer, Refrigerator, Washer, Electric Range

HO Fees **Common Area Maintenance, Exterior (Landscaping), Exterior Bldg Maintenance,**

Home Owner **423.00**

Paid: **MO**

Pay Freq. **Monthly**

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **423**

Assessments:

HOA: **Terraces at Scripps**

Other Fee Type:

HOA Phone: **858.751.1951**

Zoning:

Prop Mgmt Co: **Complex**

Entry Level Unit: **1**

Prop Mgmt Ph: **858.751.1951**

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**

Cooling: **Central Forced Air**

Heat Source: **Electric**

Heat Equip: **Forced Air Unit**

Fireplace Loc: **FP in Family Room**

Fireplaces(s): **1**

Living Room:

Primary BR: **12x13**

Dining Room:

Bedroom 2: **9x10**

Family Room: **12x21**

Bedroom 3:

Kitchen: **8x10**

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**

Lot Size: **0 (Common)** #Acre

Lot Size Source: **Assessor**

Units/Building: **16**

Lot SqFt Approx:

Units/Complex: **92**

Laundry

Closet Stacked

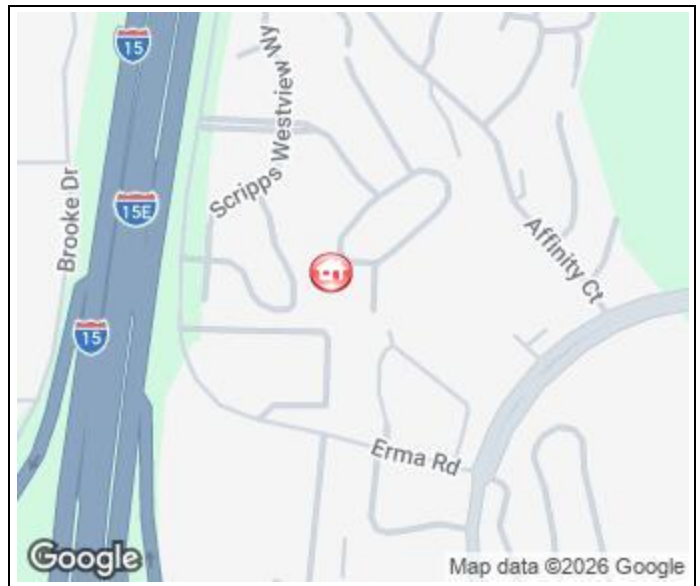
Elevator:

Sewer/Septic: **Sewer Connected**

Stories in

2

The bright, airy layout welcomes refreshing breezes, creating a warm and inviting place to call home. Enjoy resort-style living with access to a sparkling pool and relaxing spa, perfect for soaking up the San Diego sunshine. Ideally located near shopping, dining, and top-rated schools, this home offers the perfect balance of comfort, style, and convenience. Don't miss your chance to own a slice of Scripps Ranch living!



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**Condominium**

MLS #: **260004453** Status: **GREEN**
 APN: **319-310-08-39** Short Sale: **No**
 Addr: **9899 Scripps Westview Way 243** COE Date: **4/2/2026**
 City, St: **San Diego CA** Zip: **92131**

List Price: **\$545,777**
 Orig Price: **\$545,777** DOMLS **9**
 Sold Price: **\$565,000** MT **11**
 List Date: **2/25/2026** LP/SqFt: **579.38**
 Mod Date: **4/5/2026** SP/SqFt: **\$599.7**

Bedrooms: **2** Full Baths: **1**
 Optional **0** Half **0**
 Total: **2** Total: **1**

Est. SqFt: **942** Year Built: **1986**
 Community: **SCRIPPS RANCH**

Neighborhood: **Scripps Ranch**
 Complex: **Scripps Westview**

SA Restrict: **N/K**

View:

Pool: **Below Ground**

Parking Garage Spaces: **0**
 Parking Non-Garaged Spaces: **1**
 Parking Spaces Total: **1**
 Parking Garage: **None Known**
 Non-Garage Details: **Assigned**
 RV Parking:

Listing Type: **ER**

Patio:

Pets: **Yes**

Age Restrictions: **NK**

Stories: **1 Story**

MandRem: **None Known**

Virtual

START SHOWING DATE



Schedule a Showing

REMARKS AND SHOWING INFO

NEW \$5,000 BUYER CREDIT — Priced Right to Sell! This is an incredible opportunity to own a beautifully remodeled, move-in-ready 2-bedroom, 1-bath upper-level condo in the heart of highly desirable Scripps Ranch. The seller is offering a \$5,000 closing cost credit, making it easier for first-time buyers, downsizers, or investors to step into homeownership with confidence. You'll love the lifestyle this location offers—walking and biking distance to scenic Miramar Lake, plus convenient access to shopping, restaurants, parks, and

Conf. Remarks: Email offers to: TraceeDenbyTC@gmail.com & Text Tracee. Fireplace photo altered with AI Fire. *** Buyer Incentive: Energy-efficient, noise-reduction windows to be installed after closing, enhancing comfort, quiet enjoyment, and long-term energy savings. Terms apply for full price offer or better.

Cross Streets: **Erma Rd**

Map Code:

Directions To Property: **Scripps Ranch Blvd, west Erma, to Scripps Westview**

Showing: **Use Showing Time for quick easy access. Call / Text Tracee 858-220-5566 for questions. Bring us a offer. \$5K credit can be used**

Occupied: **Call Listing**

Occupant: **Tracee**

Occupant

858-220-5566

Lockbox: **Yes**

Listing Agent: **Tracee L Denby - Preferred: 858-220-5566**

Agent DRE Lic#: **01848551**

2nd Agent:

Broker ID: **991554**

Broker DRE **02073643**

Listing Office: **RE/MAX Connections**

Off Market Date: **3/6/2026** Close of Escrow: **4/2/2026** Financing: **FHA**

Concession **\$5K**

Selling Agent: **Kaleen M De Arcos - Dirct: 858-210-2410**

Selling DRE License# **02139672**

Selling Office: **ShoppingSDHouses - Office: 619-992-9150**

Sale Price: **\$565,000**

Exp Date:

Wtr Dist: High School URL Equipment **Dishwasher, Disposal, Microwave, Free Standing Range, Water Line to Refr, Gas Range**

HO Fees **Common Area Maintenance, Exterior (Landscaping), Exterior Bldg Maintenance,**

Home Owner **429.00** Paid: **MO** Pay Freq. **Monthly**

Other Fees: **0.00** Paid: Pay Freq.

CFD/Mello-Roos: **0.00** Paid: Pay Freq.

Total Monthly Fees: **429** Assessments:

HOA: **Scripps Westview** Other Fee Type:

HOA Phone: **858-576-5556** Zoning:

Prop Mgmt Co: Entry Level Unit: **2**

Prop Mgmt Ph: Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA,**

Cooling: **Central Forced Air**

Heat Source: **Electric** Heat Equip: **Fireplace, Forced Air**

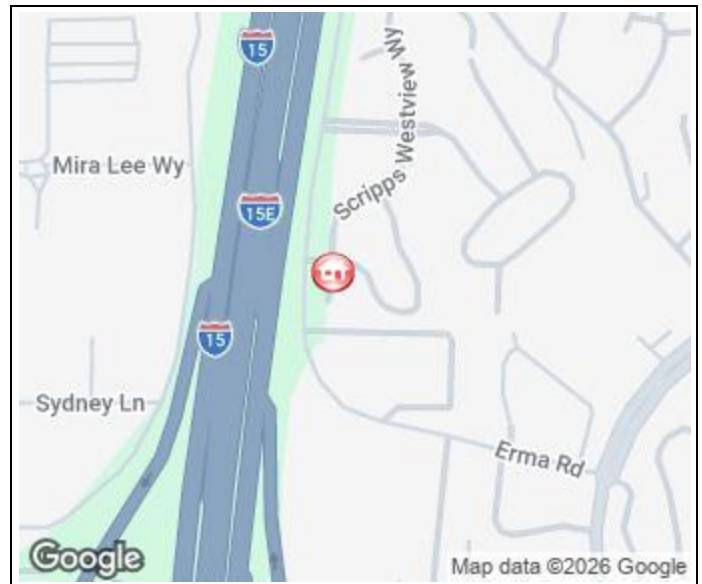
Fireplace Loc: **FP in Living Room**

Fireplaces(s): **1**

Living Room: **21X17** Primary BR: **14X12**
 Dining Room: **combo** Bedroom 2: **10X9**
 Family Room: Bedroom 3:
 Kitchen: **12X8** Bedroom 4:
 Breakfast Area: Bedroom 5:
 Extra Room 1: Extra Room 3:
 Extra Room 2:

SqFt Source: **Assessor Record** Lot Size: **1+ to 2 AC** #Acre
 Lot Size Source: **Assessor** Units/Building: **12**
 Lot SqFt Approx: Units/Complex: **176**
 Laundry **Closet Stacked** Elevator:
 Sewer/Septic: **Public Sewer** Stories in **2**

Vaulted ceilings elevate the space, creating a light, airy atmosphere filled with natural light, while the upper-level location provides added privacy and tranquility. Located near top-rated schools, Miramar Lake, shopping, dining, and easy freeway access, this turnkey Scripps Ranch home offers the perfect blend of style, convenience, and value. Don't miss this rare opportunity to own a fully remodeled home with a \$5,000 buyer credit in one of San Diego's most sought-after communities.



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.