

(858) 748-9077

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9362 Twin Trails Drive #203

Casablanca – Rancho Penasquitos

Special Features Include:

- 2 bedrooms, 2 baths
- fresh paint throughout
- Upper interior unit
- central air + 2 ceiling fans
- balcony
- refrigerator, washer & dryer
- vaulted ceiling
- 2 parking spaces, 1 covered
- fireplace
- plenty of storage
- quiet location overlooking water
- ideal location close to all

Offered at \$309,900

Pam and Bill Fisher



16769 Bernardo Center Dr #K-28, San Diego, CA 92128

5650 El Camino Real, #103, Carlsbad, CA 92008

2878 Camino Del Rio South, #100, San Diego, CA 92108

All information deemed reliable but not guaranteed. Buyer must verify all information before close of escrow.

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FRESHLY PAINTED UPPER LEVEL CONDO IN VERY DESIRABLE COMPLEX..... QUIET INTERIOR UNIT OVERLOOKING STREAM..... 2 BEDROOM, 2 BATHS AND ALMOST 1,000 SQUARE FEET.... BALCONY..... VAULTED CEILING..... FIREPLACE..... CENTRAL AIR CONDITIONING PLUS CEILING FANS IN MASTER BEDROOM AND DINING AREA..... REFRIGERATOR, WASHER AND DRYER..... PLENTY OF STORAGE..... 2 PARKING SPACES, ONE OF THEM COVERED..... EXTRA STORAGE IN COVERED STALL.....

COMPLEX HAS 4 POOLS AND 4 SPAS..... ATTRACTIVE LANDSCAPING WITH POOLS AND WATERFALLS THROUGHOUT..... WATER AND TRASH PICK-UP



ARE INCLUDED IN HOA FEE..... CONVENIENT LOCATION WITH EZ FREEWAY ACCESS..... WALK TO SHOPS, LIBRARY, RESTAURANTS AND OTHER AMENITIES..... YMCA IS NEARBY OFFERING A FITNESS CENTER AND OTHER RECREATIONAL ACTIVITIES....



NOTE: APPLIANCES CONVEY WITHOUT WARRANTY.



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|---------------------------------|------------|-----------------|--------------------------------|------------------------|
| AD: 9362 TWIN TRAILS DRIVE #203 | | MC: 1189D4 | | ZIP: 92129 |
| COM: RANCHO PENASQUITOS | | NCD: CASABLANCA | | XST: FAIRGROVE |
| BR: 2 | BA: 2 | ESF: 927 | SSF: ASSESSOR | MLS#: 150047132 |
| PKG: 1 COVERED 1 UNCOVERED | YB: 1987 | PTO: BALCONY | TRM: CONV, CASH, VA | STY: UPPER LEVEL |
| LR: 15X12 | MBR:12X11 | VU: STREAM | FP: LIVING ROOM | HT: NAT GAS FORCED AIR |
| DINING: 9X8 | BR2: 11X10 | RO: | EXT: | CL: CENTRAL FORCED AIR |
| FAM: 0 | BR3: 0 | DW: YES | RF: | PL: COMMUNITY |
| KIT: 10X8 | BR4: 0 | MW: YES | LDY: CLOSET STACKED KITCHEN | SEC: NONE |
| NOOK: 0 | BR5: 0 | SPA: COMMUNITY | SWR: CONNECTED | LSZ: CONDO |