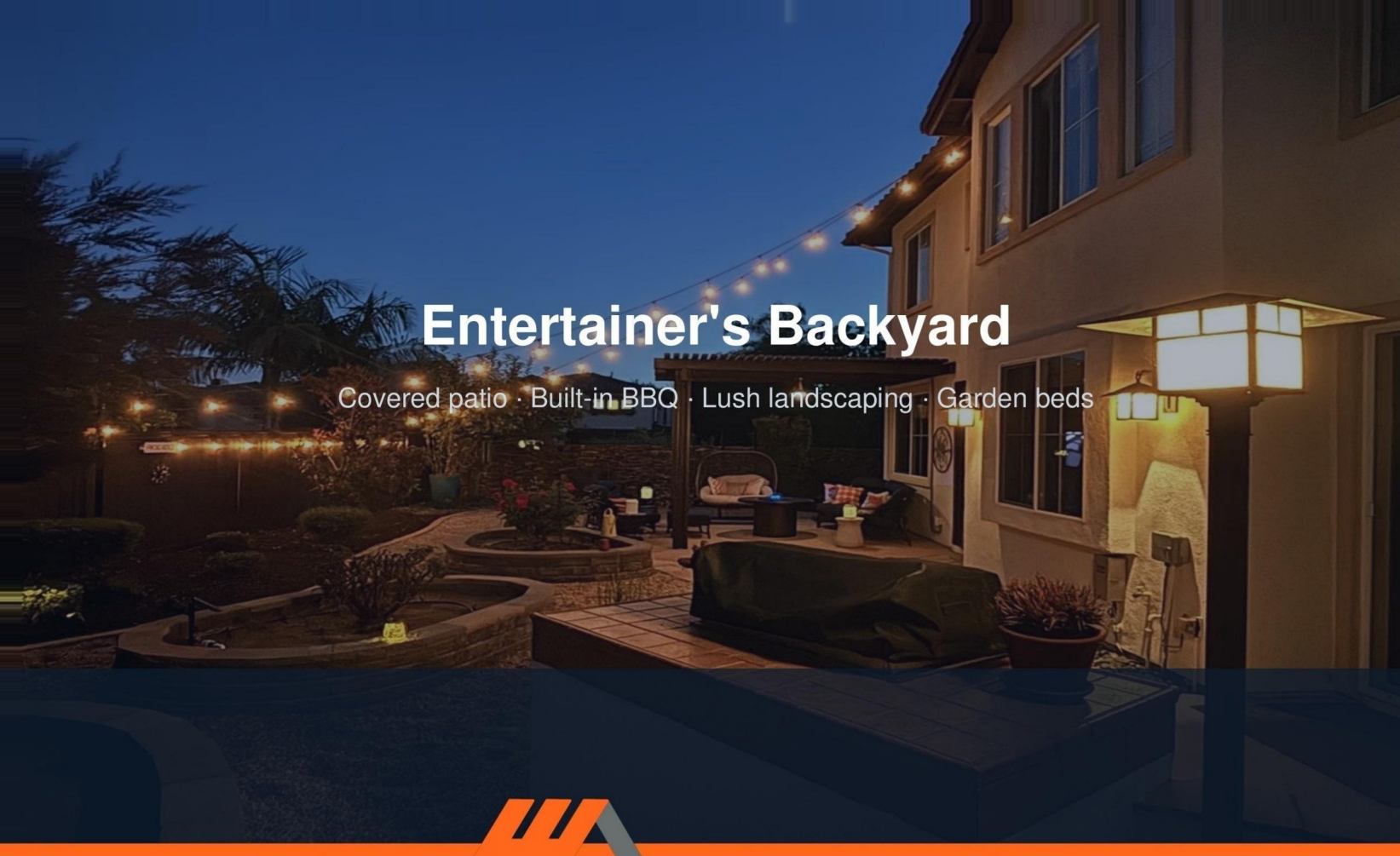




Entertainer's Backyard

Covered patio · Built-in BBQ · Lush landscaping · Garden beds



Reza Veyceh

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SCAN TO VIEW LISTING



veyceh.com/listing/



2193 Vista La Nisa

La Costa Valley · Carlsbad, CA 92009

◆ Carlsbad Unified School District

MLS# ND26158269

5
BEDS

4.5
BATHS

3,356
SQ FT

3
GARAGE

\$170
HOA/MO

1999
BUILT

Welcome to one of La Costa Valley's most exceptional homes.

Pride of Ownership. Quality Upgrades. Exceptional Value. Thoughtfully maintained by the same owners for 19 years with extensive improvements and meticulous care.

- Chef's Kitchen · Spa Primary Bath · Entertainer's Backyard
- Owned Solar (3.0KW) · Dual HVAC · Tankless Water Heater · 3-Car Garage
- Minutes from schools, beaches, golf, shopping & dining

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SCAN FOR LISTING
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Buyer to verify all information.
All information deemed reliable but not guaranteed.





PROPERTY INFORMATION

Address	2193 Vista La Nisa, Carlsbad CA 92009	HOA	\$170/Month
List Price	\$2,590,000 (\$771.75/sqft)	HOA Amenities	Pool · Spa · Fire Pit · BBQ · Gym · Playground
Bedrooms	5	Cooling	Central Air · Dual · Zoned
Bathrooms	4 Full · 1 Half	Heating	Central · Forced Air · Natural Gas · Zoned
Living Area	3,356 Sq Ft	Flooring	Carpet · Tile · Wood
Lot Size	8,355 Sq Ft (0.1918 Acres)	Fireplace	Family Room · Gas
Garage	3-Car · Direct Access · Epoxy Floor	Laundry	Individual Room · Inside · W/D Included
Year Built	1999 · Updated/Remodeled	Solar	Photovoltaics · 3.0KW · Seller Owned

INTERIOR FEATURES

KITCHEN	PRIMARY SUITE
- Granite counters (orig.) - Gas cooktop & oven - Microwave - Refrigerator - Walk-in pantry - Dishwasher - Tankless water heater - Breakfast bar	- Spa-inspired bath - Dual walk-in closets - Double sinks - Walk-in shower - Remodeled - Custom organizers - Separate tub & shower - Designer finishes
INTERIOR	GARAGE
- Open floorplan - Recessed lighting - Custom built-ins - Main-level bed/bath - Stair climber 2 staircases - Built-in features - Hardwood floors - Upstairs office - Storage	3-car attached 3-door garage - Epoxy floor - Overhead racks - Direct garage access - Garage door opener - Custom shelving - Built-in cabinetry

EXTERIOR, GREEN & INCLUDED

EXTERIOR FEATURES	GREEN & SYSTEMS
- Covered patio (2024) - Sprinkler system - New wood fence (2021) - Front & back yard - Built-in BBQ island - Drip irrigation - Stone veneer fence - Lush landscaping	- Owned solar (3.0KW) - Dual A/C condensers - Tankless water heater - Energy-eff. HVAC - Seller-owned panels - Dual furnaces - Moen Flow monitor - Photovoltaic system
HOA · LA COSTA VALLEY · \$170/MO	INCLUDED WITH SALE
- Swimming Pool - Fire Pit - Picnic Area - Gym / Fitness - Pickleball Courts - Spa / Hot Tub - BBQ Area - Playground - Tennis Courts - Curbs & Sidewalks	- Solar System - Washer - Microwave - Stairlift - Refrigerator - Dryer - Oven - Downstairs TV & Lift



UPGRADES & IMPROVEMENTS — CURRENT OWNER (2009–PRESENT)

2024	○	Patio Cover in Backyard with Ceiling Fan and Lighting
2023	○	Tankless Water Heater and Moen Flow Smart Monitoring Device
	○	New Window Coverings in All Bedrooms
2022	○	New Front Door (Receipt in Listing Book)
	○	Upstairs Office Custom Desk and Built in Cabinetry
	○	New Air Conditioner Condensers
2021	○	New Backyard Wood Fence (All Sides)
	○	Stone Veneer Applied over Concrete Block Fence in Backyard
	○	New Heating System Furnaces (Attic)
2018	○	Living Room Wood Flooring Restoration and Re-Staining
2016	○	Custom Stairlift Installed on Back Stairwell
2015	○	Venetian Plaster to Portions of Living Room and Upstairs
	○	All Toilets Replaced
	○	Kitchen Pendant Lighting
2014	○	Painted Exterior of House
	○	Front and Back Landscaping Completely Redone
2012	○	Downstairs Guest Bathroom Completely Redone
	○	Electrical Outlet Covers First Floor Upgraded
2010	○	New Back Door (Family Room to Backyard)
2009	○	Air Conditioner System Installed (Builder Did Not Provide A/C)
	○	Garage Custom Shelving, Built-Ins and Overhead Racks
	○	Garage Floor Epoxy Coating

UPGRADES BY ORIGINAL OWNER

- Solar System (Owned)
- New Flooring Up and Downstairs
- Master Bathroom Completely Redone
- New Granite in Kitchen
- Custom Cabinets and Desks in Bedrooms
- Guest Bathroom Downstairs Upgraded
- *See 7-page Upgrade Doc by Previous Owner (3 Ring Binder in Kitchen)