South County Pitch Session

Pacific Southwest Association of REALTORS

August 19th
Wednesdays 9:00-10-00
880 Canarios Ct., Chula Vista, CA 91910

Welcome

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The pitch session agendas

To add broker open property in Paragon use - Tour P29

https://www.psar.org/south-san-diego-county-pitch

Hosts



Dennis Ryan
REALTOR®
DennisRyan@cox.net



Yvonne Cromer
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y_cromer@yahoo.com



Raquel Fernandez
REALTOR®
raquel@getlocalhomes.com

Featured Property









BROKER OPEN 10:30 - 12:30

MLS PTP2604699



Martha Ramirez
Cel No. 619-884-4447

Status	**Active**	Property Sub Type	**Condominium**
Price	**$888,000**	Living Area	**1789**
MLS Area	**CHULA VISTA (91913)**	Beds Total	**3**
Address	**1624 Calle Oxton 2**	Baths Total	**2**
City	**Chula Vista**	Stories Total	**1**
Postal Code	**91913**	Garage Spaces	**2.00**

New Adjusted Price! Come and visit the most popular floor plan in the Haddington Senior Community.This gorgeous home features a large back yard already installed decking and artificial turf ready to enjoy the views. This 1 story home has 3 bedrooms, 2 baths and a 2 car attached garage. Beautiful luxury vinyl flooring throughout, large kitchen with ample island and paid Solar panels. Newer kitchen appliances convey, including stove, built in microwave, dishwasher and refrigerator. Move in Ready. Haddington senior living is part of

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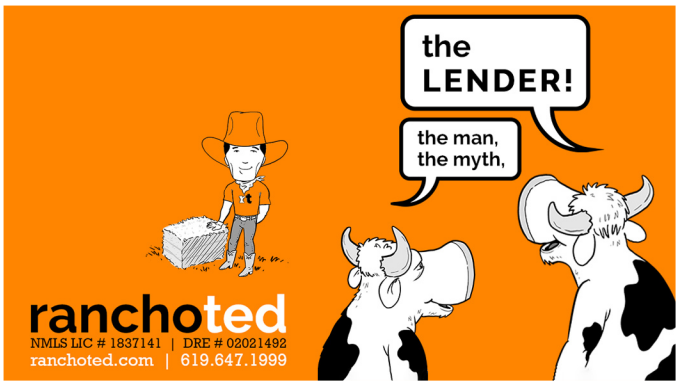
Sean Simon MLO - NMLS ID# 1396913
720-576-7143

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Danielle Wolter
619-648-1295
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Michelle Adcock
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Today's Sponsors



Danielle Wolter

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danielle@coasttocactusinspections.com

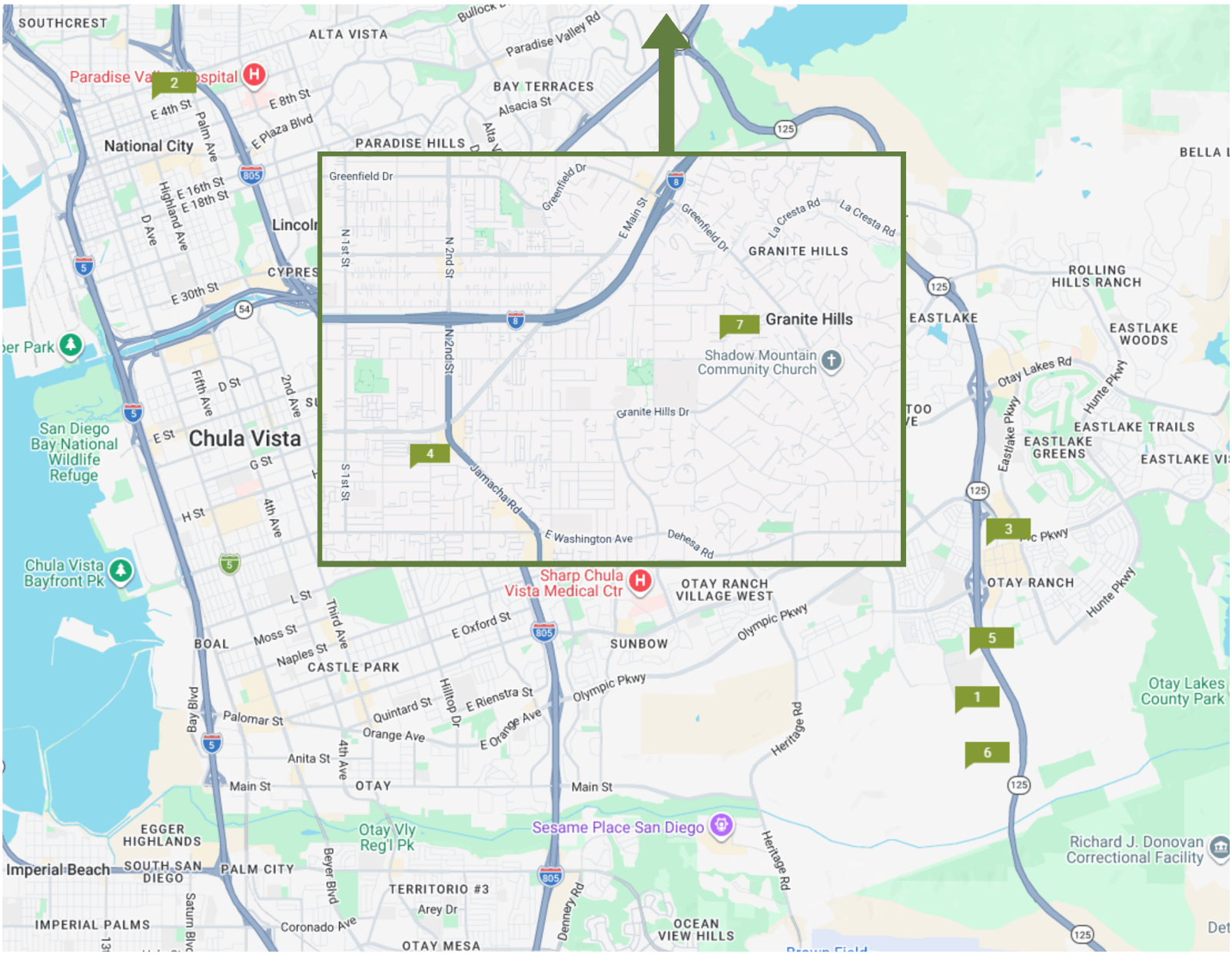
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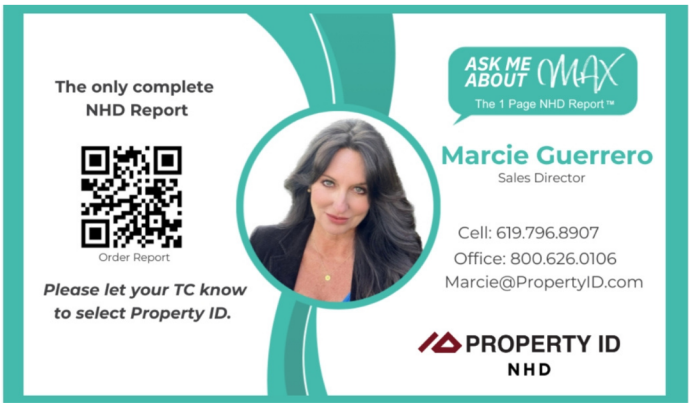
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Coffee Sponsor:

Bianca Jimenez of Guild Mortgage | 619-761-9585 | bjimenez@guildmortgage.net

Broker Open Property Map















PSAR Affiliate Pitch Sponsorship Opportunities

Partner with PSAR to Extend Your Reach and Boost Your Impact by sponsoring one of the few remaining South Pitch Sessions in 2026.
Still Available:

- September 16
- December 2
- December 9
- December 16

Book online at - https://www.psar.org/affiliates#pitchsponsorships

Or Contact PSAR at support@psar.org / stop by an office / call: 619-421-7811

Broker Open Property List

Broker Open 10:30 - 12:30

1

MLS 260016673SD



Chino Torres
Cel No. 619-995-5891

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$679,900**	Living Area	**1316**
MLS Area	**CHULA VISTA (91913)**	Beds Total	**3**
Address	**2044 BLUESTONE CIR.**	Baths Total	**3**
City	**Chula Vista**	Stories Total	**2**
Postal Code	**91913**	Garage Spaces	**2.00**

2022 built, 3-bedroom, 2.5 bathrooms with an attached 2 car garage Townhome in the sought after Cota Vera community in Otay Ranch with an amazing mountain view from your patio. The home features an open layout living space, quartz countertops, shaker-style soft close cabinetry, stainless steel appliances, washer and dryer, tankless water heater, and Paid-Off Solar system. Enjoy the newly built Community Resort-style Pool, parks and Playground.

2

MLS 260019525SD



Sandi Crosby
Cel No. 619-616-0573

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$729,000**	Living Area	**1256**
MLS Area	**NATIONAL CITY (91950)**	Beds Total	**2**
Address	**1005 E 2nd St**	Baths Total	**1**
City	**National City**	Stories Total	**1**
Postal Code	**91950**	Garage Spaces	**1.00**

A dreamy Spanish style bungalow with art deco soul. Beautifully updated, thoughtfully cared for, and truly move-in ready. Home features stunning original hardwood floors with fresh paint and new baseboards throughout give every room a crisp, finished feel. The kitchen shines with refreshed cabinetry and new flooring. Custom roman shades add a designer touch. The spa-like bathroom has been updated with a refinished tub, new vanity, backlit LED mirror, heated exhaust fan, and upgraded plumbing. The light-filled (permitted) sunroom

3

MLS 260014330SD



Erika Walker
Cel No. 619-770-7838

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$765,900**	Living Area	**2139**
MLS Area	**CHULA VISTA (91915)**	Beds Total	**4**
Address	**2024 Luzon Lane 5**	Baths Total	**4**
City	**Chula Vista**	Stories Total	**3**
Postal Code	**91915**	Garage Spaces	**2.00**

2.8% ASSUMABLE RATE AVAILABLE FOR VA BUYERS! YOU DON'T WANT TO MISS THIS OPPORTUNITY!!! VIEWS VIEWS VIEWS! 1ST FLOOR ROOM AND FULL BATHROOM! ENTRY FROM STREET INTO HOME OR...ENTRY UP STAIRS TO HOME! YOUR CHOICE! NO OTHER FLOOR PLAN LIKE IT ON THE MARKET NOW! The main living level boasts an OPEN- CONCEPT design w/a nice kitchen with TONS OF CABINETS & the FRIDGE CONVEYS! There's a dining area, and spacious living room, along with a convenient half bath for guest! Step

4

MLS PTP2606235



Amador Jaime Edaurdo Sandoval Vega
Cel No. 619-751-1600

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$849,900**	Living Area	**2076**
MLS Area	**EL CAJON (92019)**	Beds Total	**3**
Address	**1257 E Lexington Avenue**	Baths Total	**2**
City	**El Cajon**	Stories Total	**1**
Postal Code	**92019**	Garage Spaces	**0.00**

Welcome to your own private oasis in El Cajon! Set on a large 0.26 acre lot, this home offers a sparkling pool and a lush yard filled with grapefruit, lemon, and other fruit trees, perfect for gardening enthusiasts and those who love fresh fruit right off the branch. The spacious lot offers exciting potential for an ADU, a garden, or additional outdoor living space. Whether you're hosting summer pool parties or quiet evenings under the citrus trees, this property is built for entertaining. A rare opportunity to own a slice of California

5

MLS PTP2606218



Martin Barros
Cel No. 619-254-4007

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$859,900**	Living Area	**2097**
MLS Area	**CHULA VISTA (91913)**	Beds Total	**3**
Address	**1817 Olive Green Street**	Baths Total	**3**
City	**Chula Vista**	Stories Total	**3**
Postal Code	**91913**	Garage Spaces	**2.00**

Welcome home to this beautifully maintained 3-story residence in the sought-after Tapestry community of Otay Ranch. A fenced front courtyard and porch set the tone for the light-filled main-level living room with fireplace, which opens to a sleek kitchen featuring stainless steel appliances and a gas range before flowing seamlessly into a spacious dining area perfect for entertaining. A generous side yard adds outdoor living space rarely found in this floor plan. Upstairs, all three bedrooms, loft and the laundry room offer convenient

6

MLS PTP2604699



Martha Ramirez
Cel No. 619-884-4447

Status	**Active**	Property Sub Type	**Condominium**
Price	**$888,000**	Living Area	**1789**
MLS Area	**CHULA VISTA (91913)**	Beds Total	**3**
Address	**1624 Calle Oxton 2**	Baths Total	**2**
City	**Chula Vista**	Stories Total	**1**
Postal Code	**91913**	Garage Spaces	**2.00**

New Adjusted Price! Come and visit the most popular floor plan in the Haddington Senior Community.This gorgeous home features a large back yard already installed decking and artificial turf ready to enjoy the views. This 1 story home has 3 bedrooms, 2 baths and a 2 car attached garage. Beautiful luxury vinyl flooring throughout, large kitchen with ample island and paid Solar panels. Newer kitchen appliances convey, including stove, built in microwave, dishwasher and refrigerator. Move in Ready. Haddington senior living is part of

Broker Open Property List

Broker Open 10:30 - 12:30

7

MLS PTP2606241



Silvia Vasquez
Cel No. 619-548-8383

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$1,199,999**	Living Area	**2017**
MLS Area	**EL CAJON (92019)**	Beds Total	**4**
Address	**646 El Rancho Dr**	Baths Total	**3**
City	**El Cajon**	Stories Total	**1**
Postal Code	**92019**	Garage Spaces	**2.00**

COMING SOON – Granite Hills! 646 El Rancho Dr, El Cajon, CA 92019 Lot Size! Location! Lot Size! Location! This is the opportunity you've been waiting for! Whether you're a business owner needing room to grow, dreaming of creating a family compound, looking for multi-generational living, or searching for the perfect horse property, this Granite Hills gem offers endless possibilities. Located in one of El Cajon's most desirable neighborhoods, this property is within walking distance to Granite Hills High School, parks, and other local





Property List

MLS PTP2606099

1



Pitching in:
Angela Avilez
Cel No. 619-454-9068

Status	**Active**	Property Sub Type	**Condominium**
Price	**$440,000 - $450,000**	Living Area	**920**
MLS Area	**CHULA VISTA (91911)**	Beds Total	**2**
Address	**1677 Melrose Av E**	Baths Total	**2**
City	**Chula Vista**	Stories Total	**1**
Postal Code	**91911**	Garage Spaces	**0.00**

Welcome to this wonderful updated 2 bedroom, 2 bath entry level condo in the gated community of Melrose Villas in Chula Vista. It has a private backyard and the community includes a pool and jacuzzi. Major renovations were completed in March 2024, including bathrooms, windows, doors, flooring, and painting. The kitchen was updated with a new refrigerator, dishwasher, microwave, cabinets, and fixtures. It's conveniently located close to shops, restaurants and major freeways.

MLS 260018577SD

2



Karly Chavez
Cel No. 619-495-1339

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$510,000**	Living Area	**840**
MLS Area	**PARADISE HILLS (92139)**	Beds Total	**2**
Address	**7471 Tooma St Unit B**	Baths Total	**1**
City	**San Diego**	Stories Total	**1**
Postal Code	**92139**	Garage Spaces	**0.00**

Welcome to this beautifully updated San Diego townhouse. This beautifully updated San Diego Townhouse is move in ready with luxury vinyl flooring, new dual pane windows, washer/ dryer in unit, new lighting, new remote control mini-splits, an area that flows seamlessly to a private patio, creating the perfect indoor outdoor lifestyle. Step inside to an inviting, light-filled interior anchored by a brand-new sliding glass door that seamlessly connects your main living space to the outdoors. Brand-new mini-split's AC and heating units ensure

MLS PTP2603830

3



Ed Hurtado
Cel No. 619-381-3977

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$529,999**	Living Area	**1879**
MLS Area	**CAMPO (91906)**	Beds Total	**4**
Address	**1255 Duckweed Trail**	Baths Total	**2**
City	**Campo**	Stories Total	**1**
Postal Code	**91906**	Garage Spaces	**2.00**

Beautifully updated single-story home nestled in the desirable gated Campo Hills Community. This spacious 4-bedroom, 2-bath home offers 1,879 sq ft of living space on an oversized 6,623 sq ft lot on a cul-de-sac with no neighbors behind and peaceful granite hill and mountain views. Features include fresh interior paint, new carpet flooring, low-maintenance landscaping, and a light and bright open floor plan. Enjoy community amenities including a sparkling pool, basketball courts, RV parking, parks, picnic areas, and playgrounds.

MLS PTP2604199

4



Joe Lyons
Cel No. 619-892-5223

Status	**Active**	Property Sub Type	**Condominium**
Price	**$625,000**	Living Area	**1315**
MLS Area	**CHULA VISTA (91913)**	Beds Total	**3**
Address	**1338 Nicolette Avenue 1011**	Baths Total	**2**
City	**Chula Vista**	Stories Total	**1**
Postal Code	**91913**	Garage Spaces	**1.00**

VA Approved Condo in the highly sought-after Mer Soleil community! Rarely available first-floor unit with direct garage entry, offering a feature not commonly found in comparable upper-level homes. This beautifully maintained 3-bedroom, 2-bath residence offers 1,315 sq ft of comfortable living space with one of the community's most desirable floor plans. The bright, open layout features spacious living and dining areas filled with natural light, creating an inviting space for everyday living and entertaining. The kitchen flows seamlessly

MLS PTP2606254

5



Patty Nesbitt
Cel No. 619-203-6520

Status	**Active**	Property Sub Type	**Condominium**
Price	**$669,900**	Living Area	**1829**
MLS Area	**OTAY MESA (92154)**	Beds Total	**4**
Address	**5568 Santa Alicia**	Baths Total	**4**
City	**San Diego**	Stories Total	**3**
Postal Code	**92154**	Garage Spaces	**2.00**

Stunning end unit townhome offering 4 bedrooms and 3.5 bathrooms with a highly desirable floor plan, including a first-floor bedroom and full bathroom, perfect for guests or a home office! Enjoy your own private, fully fenced yard with low-maintenance turf plus a covered balcony off the spacious main living area, ideal for relaxing or entertaining. The great room on the second floor is the heart of the home with gourmet kitchen featuring an oversized island, abundant cabinetry, walk-in pantry, and open-concept design. Additional

MLS PTP2604773

6



Ed Hurtado
Cel No. 619-381-3977

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$689,999**	Living Area	**1320**
MLS Area	**CHULA VISTA (91911)**	Beds Total	**3**
Address	**766 Makani Street 5**	Baths Total	**3**
City	**Chula Vista**	Stories Total	**2**
Postal Code	**91911**	Garage Spaces	**2.00**

New price to modern living in the highly sought-after Luna at Sunbow community of Chula Vista! This beautifully designed townhome showcases contemporary architecture, soaring natural light, designer finishes, and the modern features today's buyers are looking for. The open-concept floor plan is complemented by quartz countertops, stainless steel appliances, smart home technology, and energy -efficient features designed for everyday convenience. Perfectly situated near Olympic Parkway, you'll enjoy quick access to shopping,

Property List

MLS 260017961SD

7



Chino Torres
Cel No. 619-995-5891

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$719,999**	Living Area	**1946**
MLS Area	**OTAY MESA (92154)**	Beds Total	**4**
Address	**5491 SEACLIFF PL 108**	Baths Total	**4**
City	**San Diego**	Stories Total	**3**
Postal Code	**92154**	Garage Spaces	**2.00**

Welcome to this La Brisa Plan 5, Solar Owned, End-unit Townhouse, with a 4-bedroom, 3.5-bathroom built in 2022. A convenient bedroom and full bathroom is located on the First Floor, accessible for guests or multigenerational living. This elegant modern residence offers a blend of luxury and great functionality. Entertain on your Second Floor open layout that features a walk-in Pantry, All Stainless Steel Appliances, Private Balcony from the Kitchen, that makes it perfect for contemporary living. The Third Floor features the primary

MLS 260018993SD

8



Nicolas Schauffele
Cel No. 858-348-7798

Status	**Active**	Property Sub Type	**Townhouse**
Price	**$724,999**	Living Area	**1708**
MLS Area	**CHULA VISTA (91910)**	Beds Total	**4**
Address	**745 Shoreline Rd**	Baths Total	**4**
City	**Chula Vista**	Stories Total	**3**
Postal Code	**91910**	Garage Spaces	**2.00**

Modern living meets exceptional value in this stunning 4 bedroom, 3.5 bathroom Vista Mar home. With a LOW HOA, NO MELLO-ROOS, PAID-OFF SOLAR and resort-style amenities including a pool and BBQ area, this home is ideally located just minutes from the restaurants , shopping, and entertainment of Third Avenue, the Chula Vista Bayfront, the Gaylord Pacific Resort & Convention Center, and offers convenient freeway access to downtown San Diego and the rest of the county. Offering 1,708 square feet with central A/C, in-unit

MLS PTP2606240

9



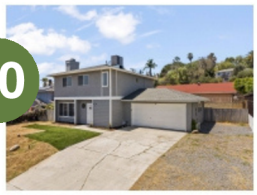
Silvia Vasquez
Cel No. 619-548-8383

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$739,999**	Living Area	**2220**
MLS Area	**PINE VALLEY (91962)**	Beds Total	**4**
Address	**7721 Rueda Alcalde**	Baths Total	**3**
City	**Pine Valley**	Stories Total	**2**
Postal Code	**91962**	Garage Spaces	**0.00**

Mountain Living Without Sacrificing Convenience! 7721 Rueda Alcalde, Pine Valley, CA 91962 Looking for the peace and beauty of mountain living while staying close enough to enjoy everything San Diego has to offer? Welcome to Pine Valley—one of East County's best-kept secrets! Experience all four seasons while still being within approximately 45 minutes of Downtown San Diego, the beaches, Mexico, and city life. Nestled on a beautiful corner lot surrounded by mature trees and wonderful neighbors, this move-in-ready home

MLS PTP2604481

10



Ed Hurtado
Cel No. 619-381-3977

Status	**Active**	Property Sub Type	**Single Family Residence**
Price	**$769,999**	Living Area	**1541**
MLS Area	**SPRING VALLEY (91977)**	Beds Total	**3**
Address	**3726 Carol Way**	Baths Total	**3**
City	**Spring Valley**	Stories Total	**2**
Postal Code	**91977**	Garage Spaces	**2.00**

Beautifully renovated 3-bedroom, 2.5-bath home offering 1,541 sq. ft. of turnkey living on an expansive 8,432 sq. ft. cul-de-sac lot. Enjoy hard-surface flooring, marble countertops, updated kitchen and baths, newer roof, newer A/C, and a functional floor plan with all bedrooms upstairs. The oversized, flat backyard offers endless possibilities for entertaining, a pool, garden, or potential ADU (buyer to verify). Rare RV and trailer parking adds exceptional value. Take in views of Mount Helix and Mount Miguel while enjoying quick access to

MLS PTP2603252

11



Silvia Vasquez
Cel No. 619-548-8383

Status	**Active**	Property Sub Type	**Land**
Price	**$799,000**	Lot Size Area	**57,499.00**
MLS Area	**CHULA VISTA (91910)**	Lot Size Units	**Square Feet**
Address	**0 Old Telegraph Canyon Rd.**	Price Per SQFT	**$13.90**
City	**Chula Vista**	Zoning	**R-1:Single Fam-Res**
Postal Code	**91910**		

Prime land opportunity in a high-traffic location with outstanding visibility. Positioned on Telegraph Canyon Road, this parcel offers incredible potential for future development, investment, or business exposure. Surrounded by established neighborhoods and major commuter routes, this is a rare chance to secure land in a growing corridor.

MLS PTP2604251

12



Silvia Vasquez
Cel No. 619-548-8383

Status	**Active**	Property Sub Type	**Mixed Use**
Price	**$1,199,999**	Bldg Area Total	**3,413**
MLS Area	**LEMON GROVE (91945)**	Bldg Area Units	**Square Feet**
Address	**7331 North Ave**	# of Units Total	**9**
City	**Lemon Grove**		
Postal Code	**91945**		

Exceptional owner-user and investment opportunity located directly along Interstate 94 in Lemon Grove. This extensively renovated two -story commercial office building features nine private office suites, two remodeled restrooms (one on each level), ample on-site parking, and exceptional visibility from multiple directions, including three-sided freeway exposure. Originally acquired through probate, the property underwent a comprehensive restoration and renovation. Improvements include a newer roof with transferable warranty,