

WELCOME HOME

8509 VAL VISTA DR
SANTEE, CA 92071



PROPERTY DETAILS

Hilltop home in Santee with panoramic views, owned solar + battery, and a rare 2.5% assumable VA loan. New roof installed 2021 — the same year as solar. Granite kitchen, updated bath, deck, fire pit, RV parking, and no HOA. All appliances included. Move-in ready.

PRICE

\$775,000

BED/BATH

3 / 2

SQFT

1260



JACOB & KRISTIN

619.391.0220
office@menathrealestate.com



MORE INFO

Everything you need to know about this home

TOP SELLER FAVORITES

FAVORITES IN THE *HOME*

- Hilltop location with panoramic views every day
- Owned solar + battery, no lease, no monthly payment
- 2.5% assumable VA loan, rare financial advantage!
- Deck off dining area and fire pit for easy evenings
- Granite kitchen with all appliances included
- 2-car garage plus RV parking potential
- New roof 2021 — big-ticket items already done
- No HOA · No Mello-Roos

FAVORITES IN THE *AREA*

- The Stand: local burger spot minutes away
- The Chicken Shop: casual favorite nearby
- El Rancho Cantina & Grill: great Mexican food close by
- Santee Certified Farmers Market: weekly fresh produce
- Santee Trolley Square — shopping and errands covered
- Costco & Trader Joe's
- Carlton Oaks Golf Club
- Outdoor activities like Santee Lakes & Santee Boulders



ABOUT THE HOME



YEAR BUILT

1973

ROOF

New 2021 GAF Timberline Cool Roof

KITCHEN

Granite countertops and backsplash. All appliances included.

HVAC

Central forced air heat and A/C

**FLOORING/
WINDOWS**

Updated floors in kitchen and bath. Newer windows and garage doors.

WASHER/ DRYER

Garage hookups

SOLAR

Owned 19-panel system + battery backup. Installed 2021. No lease.

FINANCING

2.5% assumable VA loan. Balance ~\$330,000

ABOUT THE AREA

NEARBY AMENITIES

Santee Trolley Square
Santee Lakes Recreation
Preserve Big Rock Park &
Walker Preserve Trail

NEARBY DINING

The Stand
The Chicken Shop El Rancho
Cantina & Grill

SCHOOLS

Chet F. Harritt
Elementary
West Hills High School