



**\$1,095,000**

**CAMPO AZUL COURT COURT, CARLSBAD, CA,  
US, 92010**

<https://kellycrews.com>

- 3 beds
- 2 baths
- Townhouse
- Residential
- Active
- 1681.00 sq ft



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## School Information

**High School:** Sage Creek

**High School District:** Carlsbad Unified

**High School 2:** SAGECR

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## General Info



**Property Condition:** Turnkey

**Directions:** From I-5: Exit Cannon Rd east, left on College Blvd, left on Marron Rd, right on Cienaga into The Preserve, left on Campo Azul Ct. Property on the right, back patio facing the preserve.

**Subdivision Name:** The Preserve (TPRES)

**Construction Materials:**

Frame,Concrete,Stucco,Glass,Drywall Walls

**Roof:** Tile,Concrete

**Assessments:** CFD/Mello-Roos

**Zoning:** R-1 One-Family Residential (Assessor)...

**Road Frontage Type:** City Street

**Community Features:**

Ravine,Gutters,Curbs,Biking,Dog Park,Hiking,Foothills,Street Lights,Storm Drains,Preserve/Public Land,Sidewalks,Suburban,Park

**Road Surface Type:** Paved

**Stories Total:** 2

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## Interior Details

**Interior Features:** Wired for Data,Bar,High Ceilings,Pantry,Pull Down Stairs to Attic,Open Floorplan,Wired for Sound

**Common Walls:** 1 Common Wall

**Door Features:** French Doors,Sliding Doors,Mirror Closet Door(s)

**Fireplace Features:** None

**Security Features:** Fire Sprinkler System,Fire and Smoke Detection System,Security System,Smoke Detector(s)

**Flooring:** Laminate

**Accessibility Features:** 2+ Access Exits

**Eating Area:** Breakfast Counter / Bar,Dining Room

**Association Amenities:** Spa/Hot Tub,Banquet Facilities,Picnic Area,Security,Lake or Pond,Management,Pool,Fire Pit,Maintenance Grounds,Pest Control,Pets Permitted,Gym/Ex Room,Playground

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## Utilities



**Utilities:** Natural Gas Available,Cable Available,See Remarks,Electricity Available

**Heating:** Forced Air,ENERGY STAR Qualified Equipment

**Appliances:** ENERGY STAR Qualified Appliances,Gas Cooktop,Disposal,Microwave,Refrigerator,Self Cleaning Oven,Tankless Water Heater,Vented Exhaust Fan,Recirculated Exhaust Fan,ENERGY STAR Qualified Water Heater,Ice Maker,Gas Range,Water Line to Refrigerator,Gas Oven,Dishwasher

**Cooling YN:** 1

**Sewer:** Public Sewer

**Cooling:** Central Air,ENERGY STAR Qualified Equipment

**Laundry YN:** 1

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## Exterior Details

**Parking Features:** Permit Required,Direct Garage Access,Garage - Single Door,Guest,Garage Faces Front,Garage Door Opener

**Parking Total:** 2.00

**Architectural Style:** Mediterranean

**Pool Features:** Community

**Garage Spaces:** 2.00

**View:** Trees/Woods,Hills,Creek/Stream

