



**\$1,379,000**

**XANA WAY, CARLSBAD, CA, 92009**

<https://kellycrews.com>

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2015.00 sq ft



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## School Information

**Elementary School:** La Costa Meadows

**Middle Or Junior School 2:** SNEMID

**High School 2:** SANMAR2

**Middle Or Junior School:** San Elijo

**High School:** San Marcos

**High School District:** San Marcos Unified

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## General Info



**Directions:** From El Camino Real head East on Alga, turn right on Xana Way. Property located on the right hand side.

**Construction Materials:** Drywall Walls

**Assessments:** None

**Inclusions:** Washer, Dryer, Refrigerator

**Road Surface Type:** Paved

**Subdivision Name:** Brookfield (BRFL)

**Roof:** Composition

**Zoning:** R1

**Community Features:** Curbs, Street Lights, Sidewalks

**Stories Total:** 2

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## Interior Details

**Interior Features:** High Ceilings, Granite Counters

**Door Features:** Double Door Entry

**Flooring:** Tile, Laminate

**Spa Features:** Association, Heated

**Common Walls:** No Common Walls

**Fireplace Features:** Gas Starter, Living Room, Family Room

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

**Association Amenities:** Playground, Pool, Barbecue, Spa/Hot Tub

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## Utilities

**Utilities:** Cable Connected, See Remarks, Electricity Connected

**Heating:** Natural Gas, Forced Air

**Appliances:** Water Heater, Microwave, Refrigerator, Dishwasher

**Laundry YN:** 1

**Sewer:** Public Sewer

**Cooling:** Central Air

**Electric:** 220 Volts in Garage

**Cooling YN:** 1

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## Exterior Details



**Parking Features:** Garage,Paved,Garage - Single Door,Driveway,Street

**Parking Total:** 4.00

**Fencing:** Wood

**Architectural Style:** Cape Cod

**Pool Features:** Association,In Ground,Heated

**Garage Spaces:** 2.00

**Window Features:** Double Pane Windows

**View:** See Remarks

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## Lot Information

**Lot Features:** Landscaped,Front Yard,Sprinkler System,Back Yard

