



# Civita Neighborhood Newsletter

Team Mundell - Serving Civita since 2014

[www.civitahome.com](http://www.civitahome.com)

JANUARY 2023

## 2022 TOP HOMES SOLD IN CIVITA NEIGHBORHOOD

### Altana

Address	Bed	Bath	Sqft	Price	Sold
7879 Altana Way	3	4	2,180	\$1,315,000	3/15/22
7869 Altana Way	3	3	1,668	\$1,215,000	2/14/22
7916 Altana Way	3	3	1,754	\$1,135,000	1/11/22

### Avella

Address	Bed	Bath	Sqft	Price	Sold
2821 Avella Court	3	4	2,275	\$1,550,000	8/19/22

### Elevate

Address	Bed	Bath	Sqft	Price	Sold
2450 Comm Ln	3	3	1,945	\$1,550,000	9/1/22
2430 Comm Ln	3	3	1,886	\$1,112,000	10/24/22
2420 Comm Ln	2	2	1,232	\$950,000	8/17/22
2460 Comm Ln	2	2	1,232	\$920,000	6/14/22
2460 Comm Ln	2	2	1,232	\$920,000	9/2/22

### Frame & Focus

Address	Bed	Bath	Sqft	Price	Sold
2375 Aperture Cir	3	3	1,894	\$1,210,000	3/2/22
2396 Aperture Cir	3	3	1,599	\$1,125,000	5/31/22
2648 Aperture Cir	3	3	1,599	\$945,000	8/29/22
2620 Aperture Cir	3	3	1,599	\$900,000	9/28/22
2526 Aperture Cir	3	3	1,306	\$880,000	4/8/22

### Apex

Address	Bed	Bath	Sqft	Price	Sold
8346 Ridge Ct.	3	4	2,229	\$1,645,000	2/16/22
8330 Summit Way	3	4	2,092	\$1,449,999	9/28/22

### Lucent I

Address	Bed	Bath	Sqft	Price	Sold
8438 Distinctive Dr	3	3	1,630	\$1,260,000	10/24/22
8339 Distinctive Dr	2	3	1,666	\$1,225,000	4/11/22
8369 Distinctive Dr	3	3	1,666	\$1,195,000	2/23/22
8436 Distinctive Dr	2	3	1,666	\$1,044,000	2/1/22

### Lucent II

Address	Bed	Bath	Sqft	Price	Sold
8361 Aspect Dr	2	2	1,656	\$1,519,000	9/22/22
8566 Aspect Dr	2	2	1,656	\$1,372,000	3/15/22
8577 Aspect Dr	2	2	1,653	\$1,350,000	6/23/22
8601 Aspect Dr	3	3	1,666	\$1,310,000	7/15/22
8507A spect Dr	3	3	1,630	\$1,300,000	10/24/22

### Origen

Address	Bed	Bath	Sqft	Price	Sold
7832 Inception Way	4	4	2,110	\$1,195,000	8/23/22
7778 Stylus Dr	3	4	2,110	\$1,165,000	7/25/22
2440 Via Alta	2	3	1,464	\$1,095,000	6/27/22
7850 Inception Way	2	4	1,401	\$950,000	9/28/22
7857 Inception Way	2	3	1,390	\$849,000	10/4/22

### Promontory

Address	Bed	Bath	Sqft	Price	Sold
2929 Via Alta Pl	3	3	1,999	\$1,650,000	6/28/22
2919 Via Alta Pl	2	2	1,584	\$1,425,000	3/11/22
2732 Via Alta Pl	3	4	1,774	\$1,410,000	4/6/22
2857 Via Alta Pl	2	2	1,584	\$1,360,000	2/22/22
2866 Via Alta Pl	3	3	2,015	\$1,350,000	3/10/22



Scan For a Quick  
Free Home Evaluation!

For a complete list of all homes sold in 2022, please contact us.



Carol Mundell

858.967.7331

[carolmundell@century21award.com](mailto:carolmundell@century21award.com)  
DRE# 00863002



Shaun Rivera

858.336.4444

[srivera@century21award.com](mailto:srivera@century21award.com)  
DRE# 02179241

35 years of professional real estate experience

CENTURY 21

Award

Mission Valley Office

# SUMMARY OF CIVITA COMPLEXES

	Builder	Year Built	# of Units	Floor Plans	Sq Footage
ORIGEN- SOCIAL GARDENS	Shea Homes Shea	2012-2014	127	2 - 4bedrooms	1,390 to 2,110
ORIGEN- SKYLOFT	Homes TriPointe	2012-2014	73	2 -3bedrooms	1,452 to 1,760
ALTANA	Homes Shea	2013-2014	45	3 bedrooms	1,668 to 2,180
FOCUS	Homes Shea	2014-2015	76	3 bedrooms	1,306 to 1,470
FRAME	Homes Shea	2014-2015	64	3 bedrooms	1,585 to 1,983
LUCENT I	Homes Shea	2015-2016	54	2-3 bedrooms	1,454 to 2,078
LUCENT II	Homes Ryland	2017-2019	66	2-3 bedrooms	1,457 to 2,078
APEX	Homes New	2015-2017	58	3-5 bedrooms	2,092 to 2,229
PROMONTORY- THE BLUFFS	Home Co. New	2018-2020	40	2-4 bedrooms	1,584 to 2,188
PROMONTORY- THE HEIGHTS	Home Co.	2018-2020	93	2-3 bedrooms	1,401 to 2,015
ELEVATE	ColRich	2018-2020	62	2-3 bedrooms	1,232 to 2,021
AVELLA	Toll Brothers	2019-2021	98	3-4 bedrooms	1,512 to 2,346
MARQUEE	Shea Homes	2021-2022	62	1-3 bedrooms	903 to 1,570
EVERLY	Toll Brothers	2022-2023	TBD	3-4 bedrooms	1,458 - 2,301

## 2022 Recap from Team Mundell

HAPPY NEW YEAR!

We bring great news that Team Mundell has expanded by adding an additional agent, Shaun Rivera. We look forward to continuously providing local and expert knowledge to Civita residents for this upcoming year. With warm thoughts and gratitude, Team Mundell wishes you peace, joy and abundance in the years to come. Thank you for allowing us to be a part of your neighborhood.

Team Mundell : Carol Mundell, Shaun Rivera, Lauren Mundell

### Team Mundell Testimonial

Carol Mundell is fantastic! She is so knowledgeable and diligent, and that really put us at ease throughout the whole process, knowing that she was on top of everything. And she really pushed us to deeply understand the details of the house, the loan, the HOA, etc., to ensure we would be as happy as possible.

-Jared S.



Shaun and Captain



Scan to join our Dogs of San Diego group on Facebook!

We continuously strive to provide the best service to our clients regardless of the ever-changing market. We hope the 2022 Sales Report and Market Recap is helpful to you. If you have any questions about the neighborhood market or want to receive a free comparative market analysis on your home, please email us at: [carolmundell@century21award.com](mailto:carolmundell@century21award.com)

*Consulting, Negotiating and Managing Your Transaction for a successful close!*

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TEAM MUNDELL

**CENTURY 21**  
Award