



# \$695,000

## 2250 Calle Chanate

San Diego, CA 92139

3 bed · 4 bath · 1,435 sqft

Townhome · New Construction · HOA \$320/mo

Brand new Paradise Hills townhome aimed at first time and military buyers, with an entry level bedroom and bath, a quartz kitchen island, owned solar, a tankless water heater, and an attached two car garage.

### WHAT IT REALLY COSTS PER MONTH

Rates as of August 21, 2026 · refreshed with every rate update at [taketherate.com](https://taketherate.com)

| LOAN SCENARIO           | DOWN PAYMENT | RATE / APR     | EST. PAYMENT       |
|-------------------------|--------------|----------------|--------------------|
| Conventional · 20% down | \$139,000    | 6.375% / 6.51% | <b>\$4,629</b> /mo |
| Conventional · 10% down | \$69,500     | 6.375% / 6.51% | <b>\$5,291</b> /mo |



LISTING AGENT

**Deniese Ossey**

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FINANCING QUESTIONS

**Travis Saling**

Take The Rate · NMLS #299683

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<https://taketherate.com/listing-2250-calle-chanate-san-diego.html>