

\$2,300,000 - 21916 Japatul Lane, Alpine

MLS® #PTP2601135

\$2,300,000

3 Bedroom, 3.00 Bathroom, 3,531 sqft
Residential on 76.59 Acres

JAPATUL VALLEY, Alpine, CA

ABSOLUTELY GORGEOUS 76 ACRE RANCH OF PRISTINE USABLE LAND LOCATED IN ALPINE APPROX 10 MIN FROM FREEWAY 8 EAST. PERFECT FOR A FAMILY COMPOUND, CATTLE RANCH, HORSE RANCH OR YOU CAN EVEN SUBDIVIDE INTO 20 ACRES PARCELS. WHATEVER YOU CAN DREAM UP YOU CAN PRETTY MUCH DO ON THIS STUNNING AND RARE PIECE OF PROPERTY. AT THE HEART OF THIS EXPANSIVE RANCH IS A BEAUTIFUL CUSTOM BUILT SINGLE STORY HOME ALONG WITH A GUEST HOUSE THAT FEATURES 3 BEDROOMS, 2.5 BATHS, 3531 SQ FT AND IS LOADED, INCLUDING EXPOSED WOOD BEAMED CEILINGS, DUAL PANE WINDOWS WITH CUSTOM WOOD TRIM, PANORAMIC VIEWS FROM EVERY WINDOW, SPACIOUS KITCHEN WITH BREAKFAST BAR, GRANITE COUNTERS, WALK-IN PANTRY, DOUBLE OVEN AND STAINLESS APPLIANCES, OFFICE/DESK NICHE AREA, LARGE FAMILY ROOM WITH FIREPLACE, RECESSED LIGHTING, PRIMARY BEDROOM WITH WALK IN CLOSET, PRIMARY BATH HAS A DUAL VANITY AND A WALK-IN SHOWER. THE HOME IS SET UP PERFECTLY FOR EXTENDED FAMILY WITH 2 KITCHENS AND 2 LIVING AREAS. THERE IS A OVERSIZED 2 CAR GARAGE, 2 WELLS WITH A 20,000 GALLON STORAGE TANK, MATURE OAKS, HORSE STALLS,



ENCLOSED STORAGE/TACK ROOM,
INCREDIBLE PRIVACY AND MUCH MORE.
THIS IS TRULY AN AMAZING PROPERTY
THAT MUST BE SEEN IN PERSON.

Built in 2003

Essential Information

MLS® #	PTP2601135
Price	\$2,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,531
Acres	76.59
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Ranch
Status	Active

Community Information

Address	21916 Japatul Lane
Area	ALPINE (91901)
Subdivision	JAPATUL VALLEY
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Utilities	Electricity Connected,Propane
Parking Spaces	17
Parking	Garage,Garage - Single Door
# of Garages	2
View	Lake/River,Mountains/Hills,Panoramic,Rocks,Trees/Woods
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Microwave,Refrigerator,Double Oven,Vented Exhaust Fan	Oven,Electric
Heating	Forced Air Unit	
Cooling	Central Forced Air	
Fireplace	Yes	
Fireplaces	FP in Living Room	
# of Stories	1	
Stories	1 Story	

Exterior

Roof	Composition,Shingle
Construction	Stucco

Additional Information

Date Listed	February 12th, 2026
Days on Market	193
Zoning	AGRICULTUR
Listing Office	Keller Williams Realty

Listing Details

Listing Office	Keller Williams Realty
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