

\$1,200,000 - 22002 Lyons Valley Road, Alpine

MLS® #PTP2602377

\$1,200,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 29.50 Acres

Japatul Valley, Alpine, CA

A rare ~29.5-acre fully improved agricultural property in the scenic Japatul Valley area of Alpine, offering a unique combination of existing infrastructure, multiple residences, and future development potential. Designed for both immediate use and long-term vision, this is a true build while you live opportunity. New photographs will be added today. The property includes a 1,280 sq ft main home with 3 bedrooms, 2 baths, central heat and A/C, and a detached 2-car garage. A separate 720 sq ft barndominium offers 2 bedrooms and 2 baths with its own HVAC, ideal for extended family, staff, or potential rental use. A prime, view-oriented build site has been cleared, with plans currently in progress for an approximately 1,400 sq ft residence with an attached Jr ADU, allowing a buyer to move forward quickly or redesign to suit their vision. Extensive infrastructure is already in place. A deep well (510 GPM) supplies approximately 15,000 gallons of water storage, with water and plumbing distributed throughout the property. Electrical utilities are underground and run across the acreage, servicing multiple areas and outbuildings. The property is supported by three septic systems (main home permitted; other systems vary in status). A well-planned internal road system runs throughout the property, providing easy access to pastures, work areas, and structures, and allowing for efficient movement of livestock and equipment. The circular drive configuration around the barn area enhances



functionality for trailers and daily operations.
Energy efficiency is supported by a fully owned
42-pa

Built in 2008

Essential Information

MLS® #	PTP2602377
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	29.50
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Ranch
Status	Active

Community Information

Address	22002 Lyons Valley Road
Area	ALPINE (91901)
Subdivision	Japatul Valley
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Amenities	Horse Trails
Parking Spaces	13
Parking	Garage - Two Door
# of Garages	2
View	Mountains/Hills,Panoramic
Pool	N/K

Interior

Appliances	Solar Panels
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Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	National Forest
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School Information

District	Grossmont Union High School Dist
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Fees

Mello Roos	\$68
Total Fees	\$5

Additional Information

Date Listed	March 26th, 2026
Days on Market	141
Zoning	AGRICULTUR
Listing Office	Real Broker

Listing Details

Listing Office	Real Broker
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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