

# \$1,075,000 - 22815 Illahee Dr., Alpine

MLS® #260015342

**\$1,075,000**

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 8.70 Acres

Japatual Valley, Alpine, CA

Two homes on one lot in rural San Diego County. Discover the perfect blend of space, privacy, and versatility with this exceptional property in Japatul Valley, on the east side of Alpine. Set on 8.7 usable acres, this unique offering features two manufactured homes—a 3BR primary residence and a permitted 3BR ADU, ideal for multi-generational living or extended family. Surrounded by breathtaking panoramic mountain views, the property is rich with natural beauty, including majestic oak trees, impressive boulder outcroppings, and a serene park-like setting. Gorgeous sunrises and sunsets! Zoned A72 with an animal designator of “O,” this property is perfectly suited for agricultural use and animal lovers alike, with ample space for horses and other livestock, as well as barns, arenas, workshops and more. Walking trails throughout the acreage make each potential pad easily accessible. Enjoy the freedom of rural living with the convenience of well and septic systems, while still being within approximately 45 to 60 minutes of downtown San Diego and the area’s beautiful beaches. Whether you're seeking a peaceful retreat, a working homestead, or a flexible living arrangement, this property offers an incredible opportunity to embrace the best of country living.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | 260015342   |
| Price          | \$1,075,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,325       |
| Acres          | 8.70        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Ranch       |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22815 Illahee Dr. |
| Area        | ALPINE (91901)    |
| Subdivision | Japatual Valley   |
| City        | Alpine            |
| County      | San Diego         |
| State       | CA                |
| Zip Code    | 91901             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 25                                 |
| Parking        | None Known                         |
| View           | Mountains/Hills,Panoramic,Parklike |
| Pool           | N/K                                |

### Interior

|            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher,Fire Sprinklers,Microwave,Refrigerator,Electric Oven,Electric Range,Electric Cooking |
| Heating    | Forced Air Unit                                                                                 |
| Cooling    | Central Forced Air                                                                              |
| Fireplace  | Yes                                                                                             |
| Stories    | 1 Story                                                                                         |

### Exterior

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Public Street,Street Paved |
| Roof            | Composition                |

Construction            Hardboard

**School Information**

District                    Grossmont Union High School Dist

**Fees**

Other Fees                \$0

**Additional Information**

Date Listed                June 24th, 2026  
Days on Market        63  
Zoning                    A72  
Listing Office            Pacific Sotheby's Int'l Realty  
Contact Info              JenTaylor1993@gmail.com

**Listing Details**

Listing Office            Pacific Sotheby's Int'l Realty

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  
Listing information last updated on September 13th, 2026 at 3:25am PDT