

\$1,080,000 - 2302 Via Dieguenos, Alpine

MLS® #ND26082439

\$1,080,000

5 Bedroom, 3.00 Bathroom, 3,112 sqft

Residential on 2.50 Acres

N/A, Alpine, CA

Back on market at no fault of the seller! Buyers building plans not approved. Beautifully upgraded custom estate in the highly sought-after Palo Verde Ranch community! Situated on 2.5 usable acres, this 5-bedroom, 3-bathroom home offers incredible mountain views, privacy, and the perfect blend of luxury and country living. Thoughtfully designed with entry-level living and dual primary suites one on each level ideal for multi-generational living or guests. Recent upgrades include paid off solar system with backup generator, dual-zone HVAC, upgraded plumbing and electrical, new asphalt driveway, and a newly redone saltwater pool and pool deck. The open-concept layout features a spacious kitchen with breakfast bar flowing into the large living room, perfect for entertaining. Outside, enjoy plenty of room for RVs, boats, toys, and animals, along with a goat/pig pen and a thriving organic garden featuring thyme, oregano, calendula, lavender, marjoram, holy basil, rosemary, culinary sage and mature olive, lemon, lime, and kumquat trees; perfect for homesteading! Located within the Old Ranch community with exclusive access to Palo Verde Lake amenities including fishing, sandy beach areas, swim decks, docks, playgrounds, horse trails, hiking trails, tennis courts, BBQ and picnic areas, clubhouse, and indoor/outdoor banquet facilities. A rare opportunity to enjoy resort-style ranch living!

Built in 1973



Essential Information

MLS® #	ND26082439
Price	\$1,080,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,112
Acres	2.50
Year Built	1973
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	2302 Via Dieguenos
Area	ALPINE (91901)
Subdivision	N/A
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Amenities	Horse Trails
Parking Spaces	2
# of Garages	2
View	Mountains/Hills
Has Pool	Yes
Pool	Private

Interior

Interior Features	Balcony,Living Room Deck Attached
Appliances	Dishwasher,6 Burner Stove
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	Bonus Room,FP in Family Room
# of Stories	2
Stories	2 Story

School Information

District Grossmont Union High School Dist

Fees

HOA Fees \$180
HOA Frequency Monthly
Mello Roos \$161
Total Fees \$193

Additional Information

Date Listed May 29th, 2026
Days on Market 115
Listing Office Berkshire Hathaway HomeServices California Properties

Listing Details

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