

\$1,499,000 - 2763 W Victoria Dr, Alpine

MLS® #PTP2604178

\$1,499,000

4 Bedroom, 3.00 Bathroom, 2,586 sqft

Residential on 1.08 Acres

VICTORIA, Alpine, CA

PRICE REDUCTION OPPORTUNITY

MOTIVATED SELLERS! Elevated on over an acre with sweeping panoramic views, this beautifully upgraded Hacienda Estate offers resort-style living with exceptional comfort, efficiency & ease of ownership. OUTDOORS:

Enjoy a heated pool & spa swim, expansive composite VIEW deck, outdoor kitchen & dining, custom tiled fireplace graces outdoor living room & views to fire pit, Bocce Ball court with pergola and 300-vine vineyard with climate-controlled winemaking bungalow all surrounded by glorious mountain views. It's unanimous! Visitors consistently say this is a "Must see in person" estate. More than

\$300,000 in high-end seller upgrades since 2021 THE HOME: includes a stunning chefs kitchen with San Diego Custom Cabinets topped with Mont Blanc quartz, professional-grade appliances, 6-burner pro range, double ovens & 50 bottle wine fridge!

The luxurious primary suite features a spa-inspired soaking tub, large marble & glass walk-in shower, incredible custom walk-in closet with island and direct access to the expansive view deck with heavenly views!

Designed to live beautifully without the upkeep you might expect from an acre-plus estate, the property features set & forget OWNED SOLAR on new clay tile roof, tankless water heater, timed multi-station drip irrigation throughout the grounds & vineyard, energy efficient 3-zone ducted heating & A/C. Additional improvements include a newer clay tile roof,



dual-pane UV windows & sliders, 200-amp electrical service, composite view decking and remodeled pool & spa with Pentair app-controlled automation & outdoor s

Built in 1990

Essential Information

MLS® #	PTP2604178
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,586
Acres	1.08
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Mediterranean/Spanish
Status	Pending

Community Information

Address	2763 W Victoria Dr
Area	ALPINE (91901)
Subdivision	VICTORIA
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Utilities	Cable Connected,Electricity Connected,Propane,See Remarks
Parking Spaces	12
Parking	Garage - Two Door
# of Garages	2
View	Mountains/Hills,Panoramic,Trees/Woods,Vineyard,City Lights
Has Pool	Yes
Pool	Below Ground,Private,Heated with Propane,Gunite,Heated,Filtered

Interior

Interior Features	2 Staircases,Balcony,Copper Plumbing Partial,Home Automation System,Pantry,Partially Furnished,Recessed Lighting
Appliances	Dishwasher,Disposal,Microwave,Refrigerator,6 Burner Stove,Double Oven,Electric Oven,Ice Maker,Propane Range,Vented Exhaust Fan,Barbecue,Water Line to Refr,Water Purifier,Built-In
Heating	Zoned Areas,Fireplace,Forced Air Unit,Passive Solar
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Dining Room,Patio/Outdoors,Den,Two Way,Propane
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Easement Access,Landscaped
Roof	Tile/Clay,Spanish Tile

Additional Information

Date Listed	June 1st, 2026
Days on Market	104
Zoning	A70
Listing Office	Coldwell Banker West

Listing Details

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