

\$1,590,000 - 616 Alpine Heights-20acres, Alpine

MLS® #PTP2600978

\$1,590,000

3 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential on 19.93 Acres

N/A, Alpine, CA

OWNER WILL FINANCE WITH 29% DOWN!
RARE FIND! ONE OF A KIND! Seller will entertain offers between \$1,490,000 to \$1,590,000. Gated entrance leads to this vintage well maintained 3-bedroom 1.5 bath 1444 sq ft home. on prime usable 19.93-acre parcel. 3rd bedroom is perfect for a den, guest room or home office with rock electric fireplace. Enclosed sunroom with spectacular view (not included in sq ft). Newer vinyl plank flooring. Updated kitchen with newer laminate counter tops, and stainless-steel sink. Treed lot, private parklike and peaceful setting. View all the way to the ocean. Porch swings, one views El Capitan Mountain and the other views ocean. Indoor Laundry room with complete hook ups. Plus detached 2 car size storage shed and RV parking. Abundance of wildlife and natural beauty. PRIVATE TRAILS MEANDER ON THE ACREAGE. A GREAT INVESTMENT IN LAND. WOULD MAKE A PERFECT RANCH PROPERTY, OR FAMILY COMPOUND WITH VERY USABLE LAND, TREES AND SPECTACULAR VIEWS. GREAT ARBNB LOCATION, HORSE OR COUNTRY RANCH. PLENTY OF ROOM FOR ADDITIONAL DWELLING UNIT. TREES INCLUDE OAK, OLIVE, MANZANITA, PINE AND PEPPER. HAS WATER METER AND IRRIGATION WELL. WELL, HAS NEWER PRESSURE TANK AND PUMP. BREATHTAKING PANORAMIC VIEWS TOO. CLOSE TO FREEWAY, AND DOWNTOWN ALPINE. PRIME LOCATION. ONLY 3 MILES



TO TOWN. ONE ACRE ZONING TOO!
PREVIOUSLY APPROVED FOR 15
PARCELS, TM EXPIRED IN 2023.

Built in 1950

Essential Information

MLS® #	PTP2600978
Price	\$1,590,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,444
Acres	19.93
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Ranch
Status	Active

Community Information

Address	616 Alpine Heights-20acres
Area	ALPINE (91901)
Subdivision	N/A
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Utilities	Electricity Connected,Propane
Parking Spaces	12
Parking	Gated,None Known
# of Garages	2
View	Mountains/Hills,Pasture
Pool	N/K

Interior

Interior Features	Laminate Counters
Appliances	Dryer,Refrigerator,Washer,Electric Range
Heating	Other/Remarks
Cooling	Wall/Window
Fireplace	Yes
Fireplaces	Den,Electric
# of Stories	1
Stories	1 Story

Exterior

Roof	Composition,Stone
Construction	Stone,Stucco

School Information

District	Grossmont Union High School Dist
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Additional Information

Date Listed	February 6th, 2026
Days on Market	217
Zoning	A70
Listing Office	Alpine Premier Properties, Inc

Listing Details

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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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