

\$189,000 - Japatul Rd, Alpine

MLS® #NDP2608888

\$189,000

Bedroom, Bathroom,
Land on 8.54 Acres

N/A, Alpine, CA

EXCEPTIONAL 16.58-ACRE LAND OPPORTUNITY! Two adjoining parcels__ approximately 8.54 acres and 8.04 acres__ offering a rare chance to create a private estate or explore a variety of potential uses, subject to County approval. Located in a peaceful San Diego County setting with expensive open-space surroundings. Seller has assembled important due-diligence documentation, including well-drilling feasibility, septic/DEH information, environmental reports, and County planning documentation. Both parcels are reported as legal and buildable. Buyer to verify all zoning, development possibilities, access, utilities, septic, well and intended use with San Diego County and applicable agencies. Property has existing County/DEH septic documentation and prior Health Department certification on file, which may provide a basis for a future septic system design, subject to County review and approval.



Essential Information

MLS® #	NDP2608888
Price	\$189,000
Acres	8.54
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Japatul Rd
Area	ALPINE (91901)
Subdivision	N/A
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	September 23rd, 2026
Days on Market	2
Listing Office	De Jour Realty

Listing Details

Listing Office	De Jour Realty
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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

Listing information last updated on October 8th, 2026 at 10:25pm PDT