

\$465,000 - 2577 Arroyo Poco Ln, Boulevard

MLS® #ND26150961

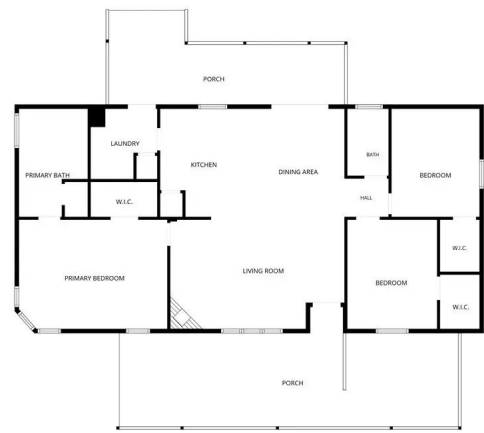
\$465,000

3 Bedroom, 2.00 Bathroom, 1,492 sqft
Residential on 9.12 Acres

N/A, Boulevard, CA

Welcome to country living, where neighbors wave as they pass, you can spend time on the front porch dreaming, and mountain views with twinkling backcountry lights set the tone.

Located on 9.12 usable acres, this property invites you to slow down and take in the natural beauty of California, with native buckwheat, scrub oak, wildflowers, and open space all around. I-8 is close enough to see, yet far enough away that you don't hear it. The manufactured home, on a 433-A foundation, offers 3 bedrooms, 2 bathrooms, and approximately 1,492 square feet. Vaulted ceilings create an open feel throughout, and each bedroom features its own walk-in closet. A newer roof and solar panels, add to the home's value. The home is ready for a little TLC, but the views are worth the effort and offer a wonderful opportunity to bring your vision to life and make it your own. Property has a water storage tank. Ideal for cash or a renovation loan, this property has the space, setting, and potential to become something special. Buyers, virtual staging photos done using AI. May not be to scale or completely accurate, but are done to give you ideas of potential of what this home could be. Buyer should view home for accuracy.



FLOOR PLAN CREATED BY CUBICARA APP. MEASUREMENTS OBTAINED VISUALLY. PRELIMINARY. NOT FOR CONSTRUCTION.



Built in 2006

Essential Information

MLS® # ND26150961

Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,492
Acres	9.12
Year Built	2006
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	2577 Arroyo Poco Ln
Area	BOULEVARD (91905)
Subdivision	N/A
City	Boulevard
County	San Diego
State	CA
Zip Code	91905

Amenities

View	Mountains/Hills,Panoramic,Valley/Canyon,Neighborhood
Pool	N/K

Interior

Appliances	Dryer,Electric Range
Heating	Forced Air Unit
Cooling	N/K
Fireplace	Yes
Fireplaces	FP in Living Room
# of Stories	1
Stories	1 Story

School Information

District	Mountain Empire Unified School D
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Fees

Mello Roos	\$7
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Additional Information

Date Listed	July 10th, 2026
Days on Market	40
Listing Office	Greenlight Properties

Listing Details

Listing Office	Greenlight Properties
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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 September 13th, 2026 at 4:55am PDT