

# \$699,000 - 1852 Peppervilla Drive, El Cajon

MLS® #PTP2606369

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,308 sqft  
Residential on 0.37 Acres

N/A, El Cajon, CA

Rare opportunity to own a 3-bedroom, 1.5-bath home on approximately .37 acres of flat, usable land in El Cajon for under \$700,000. The home needs TLC but offers plenty of potential, with room to store your RV and desert toys, or create your ideal outdoor space, expand, or potentially add an ADU. Enjoy mature orange and pomegranate trees and a taste of the country lifestyle while remaining close to Pepper Drive Elementary, Santana High School, shopping, restaurants, Santee Trolley Square, Lakeside, and Lindo Lake. Convenient access to the 52 freeway provides a direct route toward the coast, with La Jolla Shores approximately 30 minutes away, traffic permitting.

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | PTP2606369  |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,308       |
| Acres          | 0.37        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |         |
|--------|---------|
| Status | Pending |
|--------|---------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1852 Peppervilla Drive |
| Area        | EL CAJON (92021)       |
| Subdivision | N/A                    |
| City        | El Cajon               |
| County      | San Diego              |
| State       | CA                     |
| Zip Code    | 92021                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 6                            |
| # of Garages   | 2                            |
| View           | Mountains/Hills,Neighborhood |
| Pool           | N/K                          |

### Interior

|              |                    |
|--------------|--------------------|
| Cooling      | Central Forced Air |
| Fireplace    | Yes                |
| Fireplaces   | FP in Living Room  |
| # of Stories | 1                  |
| Stories      | 1 Story            |

### Exterior

|                 |       |
|-----------------|-------|
| Lot Description | Curbs |
|-----------------|-------|

### Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | August 20th, 2026        |
| Days on Market | 14                       |
| Zoning         | R-1:SINGLE               |
| Listing Office | Realty Executives Dillon |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Executives Dillon |
|----------------|--------------------------|

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