

\$1,279,000 - 10540 Pinion Trl, Escondido

MLS® #260018107

\$1,279,000

5 Bedroom, 3.00 Bathroom, 3,266 sqft

Residential on 0.41 Acres

Hidden Meadows, Escondido, CA

First time ever on the market, this exceptional single-story residence is nestled within the prestigious gated community of The Summit at Hidden Meadows, where peaceful hilltop surroundings, premium amenities, and an open, airy floor plan create an extraordinary place to call home. Beautifully maintained on a 0.41 acre lot with attractive low-maintenance landscaping and an inviting front porch, the home welcomes you into light-filled living spaces with soaring ceilings, elegant architectural details, two fireplaces, and an advanced ERV whole-house air filtration system for enhanced indoor comfort. The formal living and dining rooms open to a private shaded courtyard, while the spacious family room flows seamlessly into the gourmet chef's kitchen, thoughtfully appointed with stunning quartz countertops and full-height backsplash, a 14-gauge stainless steel sink, Hansgrohe pull-down faucet, Viking gas cooktop, KitchenAid double ovens and microwave, Bosch dishwasher, abundant cabinetry, expansive prep space, and a large center island with bar seating—perfect for everyday living and effortless entertaining. The beautifully designed backyard extends the living space outdoors with a built-in BBQ and peaceful areas to relax while enjoying the natural surroundings. The luxurious primary suite serves as a private retreat featuring a generous walk-in closet and a spa-inspired bath with a Jacuzzi soaking tub, custom walk-in shower with rain glass enclosure,



Moen fixtures, quartz dual vanities, vessel sinks, Hansgrohe faucets, designer lighting, and abundant storage.

Built in 2004

Essential Information

MLS® #	260018107
Price	\$1,279,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,266
Acres	0.41
Year Built	2004
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	10540 Pinion Trl
Area	ESCONDIDO (92026)
Subdivision	Hidden Meadows
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Amenities	Tennis Courts,Clubhouse/Rec Room,Pool,Pickleball		
Utilities	Cable	Connected,Electricity	Connected,Phone
	Connected,Propane,Sewer Connected,Water Connected		
Parking Spaces	5		
Parking	Attached,Direct Garage Access,EV Charging Station(s)		
# of Garages	3		
Has Pool	Yes		
Pool	Community/Common		

Interior

Interior Features	Bathtub,Ceiling Fan,Kitchen Island,Open Floor Plan,Recessed Lighting,Shower,Shower in Tub,Kitchen Open to Family Rm
Appliances	Dishwasher,Microwave,Range/Stove Hood,Gas Cooking
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	FP in Family Room,FP in Living Room
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Curbs
Roof	Tile/Clay
Construction	Wood/Stucco

Fees

HOA Fees	\$266
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$266

Additional Information

Date Listed	July 23rd, 2026
Days on Market	48
Zoning	R-1:SINGLE
Listing Office	Melissa Goldstein Tucci

Listing Details

Listing Office	Melissa Goldstein Tucci
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