

\$1,799,000 - 11535 Alps Way, Escondido

MLS® #NDP2606031

\$1,799,000

6 Bedroom, 6.00 Bathroom, 6,370 sqft

Residential on 5.02 Acres

Hidden Meadows, Escondido, CA

This gorgeous custom home offers over 6,000 sq ft of living space set on approximately 5 acres of land complete with panoramic views and endless opportunities. A private gate leads to a wide driveway, mature landscaping, and a covered carriage entrance. Step inside the main level, which includes a formal dining room, a family room with a wood-burning fireplace, a living room, and a gourmet kitchen with a center island, a secondary prep sink, granite counters, a marble backsplash, double ovens, a 6-burner stove, and two side-by-side fridges/freezers. Enjoy coffee in the morning, sitting in the breakfast nook with French doors opening to the custom concrete patio. Also on the main level are two primary suites, each with its own ensuite bath: one with private patio access, a gas fireplace with granite surround, and a bath featuring a walk-in shower, Jacuzzi tub, and dual sinks; the other with its own gas fireplace and access to a private view balcony. The main level also has 2 secondary half baths and two separate attached 2-car garages. Upstairs, you will find 4 additional bedrooms, 2 full baths, and bonus rooms for an office or retreat, and a shared balcony with endless views of the property and skyline. The home has dual AC and heating units, plus ceiling fans throughout. Outside, the property has A70 zoning, with room for RV and boat parking, horses, chickens, goats, and dogs, plus space for a pool, sports court, a vineyard, and more! With no HOA, no Mello-Roos, and flexible zoning, don't miss this



rare and unique opportunity in Hidden Meadows!

Built in 2001

Essential Information

MLS® #	NDP2606031
Price	\$1,799,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	6,370
Acres	5.02
Year Built	2001
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	11535 Alps Way
Area	ESCONDIDO (92026)
Subdivision	Hidden Meadows
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Parking Spaces	12
Parking	Direct Garage Access,Garage,Gated
# of Garages	4
View	Mountains/Hills,Panoramic,Valley/Canyon,Other/Remarks,Neighborhood
Pool	N/K

Interior

Interior Features	Granite Counters		
Appliances	Dishwasher,Microwave,Refrigerator,Gas Range,Gas Cooking	Oven,Gas	Stove,Gas

Heating	Forced Air Unit
Cooling	Central Forced Air,Other/Remarks
Fireplace	Yes
Fireplaces	FP in Family Room,FP in Living Room
# of Stories	2
Stories	2 Story

School Information

District	Valley Center-Pauma Unified Dist
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Additional Information

Date Listed	June 26th, 2026
Days on Market	73
Zoning	A70
Listing Office	Compass

Listing Details

Listing Office	Compass
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