

\$249,000 - 13 Sage Hill, Escondido

MLS® #260014797

\$249,000

Bedroom, Bathroom,
Land on 13.53 Acres

Esc, Escondido, CA

Rare 13-Acre View Property in Hidden Meadows – Endless Possibilities! Nestled within the prestigious Hidden Meadows community, this exceptional 13-acre parcel offers a rare combination of privacy, natural beauty, development potential, and convenient access to modern amenities. Surrounded by rolling hills, mature greenery, and panoramic countryside views, this remarkable property provides the perfect setting to create your dream estate or investment opportunity. The expansive acreage offers multiple possibilities, including the potential to split the parcel and explore boundary adjustments with neighboring property owners. A valuable easement area near the existing water towers may present additional opportunities, including potential cell tower-related uses, while another prime building site may be accessed from Welcome View, a private road serving the farthest portion of the property. One of the property's most attractive features is a perfectly flat, approximately half-acre homesite boasting stunning views, no rock issues, and minimal site preparation requirements greatly reducing building costs and complexity. Utilities are already in place, with the water meter paid for and sewer, electricity, and cable conveniently available underground at the street. Whether you're envisioning a private luxury estate, a family compound, or exploring future development opportunities, this property offers a unique canvas to bring your vision to life. Enjoy the serenity of country living while



remaining just minutes from shopping, dining, golf, schools, and major transportation rout

Essential Information

MLS® #	260014797
Price	\$249,000
Acres	13.53
Type	Land
Sub-Type	Lots/Land
Status	Pending

Community Information

Address	13 Sage Hill
Area	ESCONDIDO (92026)
Subdivision	Esc
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Utilities	Other/Remarks
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

HOA Frequency	N/K
Other Fees	\$0

Additional Information

Date Listed	June 18th, 2026
Days on Market	71
Zoning	R-1:SINGLE
Listing Office	Coldwell Banker Realty

Listing Details

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 9th, 2026 at 12:24am PDT