

\$998,888 - 1346 Birch Avenue, Escondido

MLS® #NDP2608372

\$998,888

4 Bedroom, 2.00 Bathroom, 1,975 sqft
Residential on 0.42 Acres

N/A, Escondido, CA

Welcome home to your own private entertainer's paradise on an expansive and usable 0.42-acre lot in the heart of Escondido. From the moment you arrive, you'll discover a property designed for gathering, relaxing, and creating lasting memories. Step inside this charming 4-bedroom, 2-bathroom residence and be greeted by beautiful plantation shutters throughout and inviting living spaces filled with warmth and character. The heart of the home is the spacious family room, where a cozy sunken fireplace nook creates the perfect setting for intimate conversations, while the built-in bar with sink makes hosting family and friends effortless. The recently remodeled kitchen is a chef's dream, featuring premium Jenn-Air appliances and thoughtful updates that blend style and functionality. Elegant French doors seamlessly connect the indoor living spaces to an incredible outdoor oasis, creating the ideal flow for year-round California entertaining. Outside, you'll find a backyard rich with possibilities. Pick fresh fruit from your own orange, lemon, lime, and grapefruit trees, stroll through the fragrant rose garden, or enjoy outdoor cooking and convenience with the outdoor sink. The detached art studio/cottage offers endless flexibility for creative pursuits, a home office, guest space, or future possibilities. With RV parking, a 2-car garage, storage shed, and ample space for a potential ADU, this property combines charm, function, and opportunity. Whether you're hosting summer gatherings, cultivating your



garden, or envisioning future expansion, 1346 Birch Ave offers the space and li

Built in 1974

Essential Information

MLS® #	NDP2608372
Price	\$998,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,975
Acres	0.42
Year Built	1974
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1346 Birch Avenue
Area	ESCONDIDO (92027)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92027

Amenities

Parking Spaces	4
# of Garages	2
View	Neighborhood
Pool	N/K

Interior

Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	1
Stories	1 Story

School Information

District Escondido Union High School Dist

Additional Information

Date Listed September 5th, 2026

Days on Market 5

Zoning Single Fam

Listing Office Compass

Listing Details

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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

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