

\$2,495,000 - 16850 Old Survey Road, Escondido

MLS® #NDP2607841

\$2,495,000

4 Bedroom, 4.00 Bathroom, 3,794 sqft

Residential on 10.08 Acres

N/A, Escondido, CA

Welcome to a rare South Escondido estate offering beautiful views across the San Pasqual Valley, with the iconic San Diego Zoo Safari Park in the distance and spectacular sunsets. Set on approximately 10 acres and tucked away at the end of a private rustic country road, this distinctive property offers a rare sense of privacy and seclusion. The peaceful, rural setting blends the tranquility of a country estate with the beauty of an established vineyard, while offering plenty of space for entertaining, hobbies, projects, and simply enjoying the peaceful surroundings. Built in 2008, the approximately 3,800-square-foot custom home is thoughtfully positioned to embrace the surrounding views and natural beauty. Approximately 1 acre of established vines creates a picturesque backdrop, while multiple outdoor spaces invite you to relax, entertain, and enjoy the peaceful setting. Beyond the main residence, an approximately 1,875-square-foot air-conditioned workshop/warehouse presents exceptional potential for a wide range of uses. Whether envisioned as a space for a car collector, wine enthusiast, entrepreneur, creative studio, hobbyist, or other pursuits, this versatile structure offers a rare opportunity to create a space tailored to your needs. The property also features a dedicated entertaining patio and a large partially covered viewing area designed to take full advantage of the expansive San Pasqual Valley vistas, further enhancing its possibilities for entertaining,



relaxing, and enjoying the exceptional setting.
The property's private road access contributes
to its tucked-a

Built in 2009

Essential Information

MLS® #	NDP2607841
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,794
Acres	10.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	16850 Old Survey Road
Area	ESCONDIDO (92025)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Parking Spaces	2
# of Garages	2
View	Mountains/Hills,Panoramic,Other/Remarks,Landmark,Vineyard
Has Pool	Yes
Pool	Below Ground,Vinyl

Interior

Cooling	Central Forced Air
Fireplace	Yes

Fireplaces	Wood Stove Insert
# of Stories	2
Stories	2 Story

Fees

Mello Roos	\$16
Total Fees	\$1

Additional Information

Date Listed	August 20th, 2026
Days on Market	11
Zoning	R-1:SINGLE
Listing Office	The Funderburk Co.

Listing Details

Listing Office	The Funderburk Co.
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