

# **\$349,000 - 21 Stonepointe Drive 21, Escondido**

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MLS® #260002238

**\$349,000**

Bedroom, Bathroom,  
Land on 1.52 Acres

Stonepointe Estates, Escondido, CA

Exceptional near build-ready estate lot located in a prestigious gated community in highly desirable South Escondido. This scenic, suburban setting is widely favored, offering privacy, tranquility, & a luxury neighborhood feel. The plot of land features approximately 270-degree panoramic views of the surrounding valley, Lake Hodges, rolling hills, & distant mountains. Easily have views from every window in your future custom estate. Significant pre-development work has already been completed. The sale includes architectural plans for a 2-story 3,982 sqft single-family residence, grading plans, soils report, drainage study, & all existing pertinent reports, studies, & plans, all of which will convey with the sale. The property also includes prepaid land credits originally purchased in 2007, which will transfer to the buyer. These credits offset future city development & impact fees & represent substantial cost savings, with values higher today than at the time of purchase. Seller has been paying approximately \$70/month to maintain rights to a prepaid 1" water meter as well - nearly \$20k savings. Utilities are readily available at the street, including sewer, with no overhead utility lines, preserving clean views & aesthetics. Conveniently located near Lake Hodges, hiking and biking trails, golf, wineries, schools, shopping, and freeway access! A rare opportunity to build in a gated, high-end community with views, infrastructure, & prepaid value already in place.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 260002238 |
| Price      | \$349,000 |
| Sold Price | \$290,000 |
| Acres      | 1.52      |
| Type       | Land      |
| Sub-Type   | Lots/Land |
| Status     | Closed    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21 Stonepointe Drive 21 |
| Area        | ESCONDIDO (92025)       |
| Subdivision | Stonepointe Estates     |
| City        | Escondido               |
| County      | San Diego               |
| State       | CA                      |
| Zip Code    | 92025                   |

## Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Gated Community                                        |
| Utilities | Sewer Available                                        |
| View      | Evening Lights,Mountains/Hills,Panoramic,Valley/Canyon |
| Has Pool  | Yes                                                    |

## Interior

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

## Exterior

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Cul-De-Sac,Street Paved |
|-----------------|-------------------------|

## Additional Information

|                |                            |
|----------------|----------------------------|
| Date Listed    | January 29th, 2026         |
| Date Sold      | July 14th, 2026            |
| Days on Market | 158                        |
| Zoning         | RE-40                      |
| Listing Office | The Avenue Home Collective |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | The Avenue Home Collective |
|----------------|----------------------------|

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 July 26th, 2026 at 2:54am PDT