

\$1,250,000 - 2275 Via Cascabel, Escondido

MLS® #NDP2606538

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,624 sqft

Residential on 0.74 Acres

San Pasqual Valley, Escondido, CA

BACK ON MARKET THROUGH NO FAULT OF THE SELLER. Perched above the San Pasqual Valley, this custom-built 3-bedroom, 2.5-bath residence captures sweeping valley, mountain, and sunset views from nearly every main living space. Set in a private hilltop location with only two neighboring homes, the property offers a peaceful setting while remaining convenient to Escondido amenities. The spacious floor plan features hardwood floors, custom built-ins, multiple fireplaces, and expansive windows that frame the surrounding landscape. Much of the home has been thoughtfully updated, including the kitchen with custom cabinetry, stone countertops, large island, double ovens, remodeled bathrooms, select newer windows, and updated flooring, while offering an opportunity for a new owner to personalize and complete additional cosmetic updates to their taste. Recent improvements include central heating and air with a Lennox furnace and air handler, a whole-house water filtration system, a newer water heater, and owned solar for enhanced comfort and efficiency. An interior staircase provides direct access to the garage. The primary living areas open to an expansive covered patio overlooking the resort-style backyard with a sparkling pool, elevated spa, gazebo, and multiple outdoor entertaining spaces. Mature landscaping, terraced gardens, and exceptional outdoor living complement the home's custom craftsmanship. Rarely does a property



combine this level of privacy, expansive usable land, and panoramic San Pasqual Valley views, making it a distinctive offering in one of North County's most sceni

Built in 1981

Essential Information

MLS® #	NDP2606538
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,624
Acres	0.74
Year Built	1981
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	2275 Via Cascabel
Area	ESCONDIDO (92027)
Subdivision	San Pasqual Valley
City	Escondido
County	San Diego
State	CA
Zip Code	92027

Amenities

Parking Spaces	5
# of Garages	2
View	Mountains/Hills,Valley/Canyon
Has Pool	Yes
Pool	Below Ground,Diving Board,Private

Interior

Appliances	Dryer,Washer
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Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room,FP in Living Room
# of Stories	1
Stories	1 Story

School Information

District	Escondido Union High School Dist
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Additional Information

Date Listed	July 9th, 2026
Days on Market	73
Zoning	R-1
Listing Office	Coldwell Banker Realty

Listing Details

Listing Office	Coldwell Banker Realty
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