

\$1,369,000 - 28475 Cerveza Court, Escondido

MLS® #NDP2607858

\$1,369,000

3 Bedroom, 3.00 Bathroom, 2,984 sqft

Residential on 1.06 Acres

Hidden Meadows, Escondido, CA

Petite Maison de Joie a French chateau-style retreat where storybook charm meets serene, everyday luxury. Tucked at the end of a quiet cul-de-sac and approached by a long private drive, this 3-bedroom, 2.5-bath residence sits on 1.06 acres that are almost entirely flat and usable a rarity among the rolling hills that give Hidden Meadows its character, and room enough for a boat, an RV, or whatever comes next. No HOA. With the primary suite on the main level, the home lives beautifully as a single story. The suite features an expansive walk-in closet and a spa-like bath with a clawfoot soaking tub and an oversized marble walk-in shower, and both main-level baths are appointed with Toto Washlet fixtures. Rich wood floors run throughout. The kitchen is a showpiece professional-grade stainless appliances, built-in refrigerator, dual sinks, and a crystal chandelier overhead. Upstairs, two bedrooms share a full bath, and one opens to a generous private balcony overlooking the backyard with spectacular mountain views to the east. The grounds are their own reward: a waterfall and gentle stream spilling into a lush recirculating pond, mature rose gardens, and a handsome chicken coop with its own fenced run. The back and side yards have been newly fenced for privacy and security, with a level, open stretch just outside the primary suite ideally situated for a future pool. Solar with dual Tesla Powerwall backup keeps the home running through grid outages, available to the buyer via a transferable energy services



agreement. Also included: 220V EV charging in the garage and a whole-

Built in 1995

Essential Information

MLS® #	NDP2607858
Price	\$1,369,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,984
Acres	1.06
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Tudor/French Normandy
Status	Active

Community Information

Address	28475 Cerveza Court
Area	ESCONDIDO (92026)
Subdivision	Hidden Meadows
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Utilities	Electricity Connected,Propane
Parking Spaces	8
Parking	Direct Garage Access,Garage - Single Door,Garage Door Opener
# of Garages	2
View	Mountains/Hills,Valley/Canyon,Pond
Has Pool	Yes
Pool	See Remarks

Interior

Interior Features	Balcony, Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Softener, Gas Oven, Gas Stove, Vented Exhaust Fan, Built-In, Gas Cooking
Heating	Forced Air Unit
Cooling	Central Forced Air, Dual, Whole House Fan
Fireplace	Yes
Fireplaces	FP in Family Room, Free Standing
# of Stories	2
Stories	2 Story

School Information

District	Escondido Union High School Dist
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Additional Information

Date Listed	August 20th, 2026
Days on Market	23
Zoning	R-1: Singl
Listing Office	Berkshire Hathaway HomeService

Listing Details

Listing Office	Berkshire Hathaway HomeService
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