

\$2,499,900 - 3137 E Valley Parkway, Escondido

MLS® #NDP2603974

\$2,499,900

6 Bedroom, 4.00 Bathroom, 3,732 sqft
Residential on 49.05 Acres

N/A, Escondido, CA

2 homes on an avocado farm with a high producing 200 GMP well. Rare 49.05 Acre Organic Avocado Farm A Private, Income-Producing Retreat in the Heart of Escondido An extraordinary opportunity to own 49 acres with an avocado grove in the scenic hills of Escondido. Set across three separate parcels, this income-producing estate offers the ultimate blend of agricultural utility, residential flexibility, and serene privacy all just minutes from downtown Escondido, major highways, and San Diego attractions. The professionally managed grove consists of mature and planted Hass avocado trees, supported by advanced irrigation infrastructure and one high-producing wells (200+). One district water meter 3" and a robust 144 panel (34kw) paid solar power system further enhance efficiency and long-term cost savings. Reclaimed water from the City of Escondido is expected to be available soon, increasing the property's sustainability and future value. The estate includes two well-maintained detached homes, ideal for multigenerational living, rental income, or on-site management, along with a small woodshop perfect for creative projects or continuing the property's tradition of handcrafted avocado wood furniture. Security and privacy are top priorities, with an automatic gated entry, and a comprehensive camera surveillance system. Enjoy panoramic views from every angle, with rolling terrain, scenic groves, and a hidden view deck tucked into the trees perfect for unwinding in your own



private park-like setting. Multiple flat pads offer future development potential or additional farming capacity

Built in 1975

Essential Information

MLS® #	NDP2603974
Price	\$2,499,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,732
Acres	49.05
Year Built	1975
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	3137 E Valley Parkway
Area	ESCONDIDO (92027)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92027

Amenities

Utilities	Electricity Connected,Propane
Parking	Gated
View	Mountains/Hills,Valley/Canyon,Neighborhood,City Lights
Pool	N/K

Interior

Interior Features	Recessed Lighting
Appliances	Gas Range
Heating	Forced Air Unit
Cooling	Wall/Window

Fireplace	Yes
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Easement Access,Sidewalks
Roof	Shingle

School Information

District	Escondido Union High School Dist
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Additional Information

Date Listed	April 24th, 2026
Days on Market	110
Zoning	A-70
Listing Office	Sunshine Properties RealEstate

Listing Details

Listing Office	Sunshine Properties RealEstate
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Listing information last updated on September 13th, 2026 at 1:55pm PDT