

\$1,499,999 - 399 Amparo Dr, Escondido

MLS® #NDP2607414

\$1,499,999

5 Bedroom, 4.00 Bathroom, 3,769 sqft

Residential on 0.46 Acres

N/A, Escondido, CA

Tucked away in one of South Escondido's most desirable neighborhoods, this exceptional property offers the perfect blend of privacy, space, and convenience. Set among custom homes on expansive lots, the neighborhood has the feel of an exclusive gated community, yet it's not part of an HOA. That means you get the peaceful, upscale atmosphere without monthly HOA fees or added restrictions, a rare find in today's market. Situated on nearly half an acre, this home offers the breathing room that's becoming increasingly difficult to find in San Diego County. Wide streets, mature landscaping, and the surrounding rolling hills create a quiet, established setting where neighbors enjoy a slower pace of life while remaining just minutes from everything. Outdoor enthusiasts will love being close to Kit Carson Park, Felicita County Park, Daley Ranch, Dixon Lake, and Lake Hodges, with endless opportunities for hiking, biking, walking, and weekend adventures. Historic Downtown Escondido is just a short drive away, offering charming restaurants, local breweries, boutique shopping, farmers markets, and community events throughout the year. Everyday conveniences are equally close, with Costco, Trader Joe's, Sprouts, Target, Home Depot, restaurants, fitness centers, and medical services all within easy reach. Commuters will appreciate the quick access to Interstate 15 and Highway 78, making travel throughout North County and



into San Diego simple, while the beaches remain just 35 to 40 minutes away. This home is perfect for those seeking privacy without isolation, larger lot sizes without sac

Built in 2004

Essential Information

MLS® #	NDP2607414
Price	\$1,499,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,769
Acres	0.46
Year Built	2004
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	399 Amparo Dr
Area	ESCONDIDO (92025)
Subdivision	N/A
City	Escondido
County	San Diego
State	CA
Zip Code	92025

Amenities

Parking Spaces	3
# of Garages	3
View	Mountains/Hills
Has Pool	Yes
Pool	Below Ground

Interior

Cooling	Central Forced Air
Fireplace	Yes

Fireplaces	FP in Living Room
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Curbs,Sidewalks
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School Information

District	Escondido Union High School Dist
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Additional Information

Date Listed	August 6th, 2026
Days on Market	58
Zoning	R-1
Listing Office	Pacific Sotheby's Int'l Realty

Listing Details

Listing Office	Pacific Sotheby's Int'l Realty
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