

\$299,000 - 8975 Lawrence Welk Drive 45, Escondido

MLS® #NDP2604509

\$299,000

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.06 Acres

Champagne Village, Escondido, CA

Own your own land & home in the highly sought-after Champagne Village, a gated 55+ resort-style community adjacent to the renowned Lawrence Welk Resort. Ideally located just a short walk to the clubhouse and community amenities, and nearby to the golf course, this home offers both comfort and convenience. Step inside to find a bright and inviting living space filled with natural light from expansive dual pane windows, complemented by sleek wood laminate flooring. The enclosed porch has been thoughtfully opened to the living room, creating a more spacious and open feel. The home also features upgraded bathrooms, stainless steel appliances, washer and dryer, abundant built-in storage, and two closets in the primary bedroom. The guest bedroom includes an attached retreat ideal for a home office, hobby room, or additional sitting area. Enjoy the beautiful private backyard with hillside views, a large yard, covered patio, and storage shed offering a secluded setting perfect for relaxing or entertaining.

Champagne Village is a resident-owned / land-owned community with low HOA fees of just \$393 per month. Residents enjoy access to a pool and spa, fitness center, putting greens, pickleball and tennis courts, clubhouse with party room, library, card room, billiards, walking trails, and countless social activities including breakfasts, dinners, dances, and social hours. Adjacent to the world-famous Lawrence Welk Resort, residents also enjoy discounts on golf, dining, theater, and the gift



shop. Conveniently located near shopping, dining, and everyday conveniences, this is one of No

Built in 1965

Essential Information

MLS® #	NDP2604509
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.06
Year Built	1965
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	8975 Lawrence Welk Drive 45
Area	ESCONDIDO (92026)
Subdivision	Champagne Village
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Utilities	Electricity Connected
Parking Spaces	2
View	Mountains/Hills
Has Pool	Yes
Pool	Community/Common

Interior

Appliances	Dishwasher,Refrigerator,Electric Range
Heating	Heat Pump
Cooling	Heat Pump(s)

Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Roof	Other/Remarks
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School Information

District	Escondido Union High School Dist
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Fees

HOA Fees	\$393
HOA Frequency	Monthly
Total Fees	\$393

Additional Information

Date Listed	May 9th, 2026
Days on Market	103
Zoning	r1
Listing Office	Leah Cole Realty

Listing Details

Listing Office	Leah Cole Realty
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