

\$595,000 - 8975 Lawrence Welk Drive 7, Escondido

MLS® #NDP2607399

\$595,000

3 Bedroom, 2.00 Bathroom, 1,913 sqft
Residential

Champagne Village, Escondido, CA

Sellers will entertain offers from \$545,000-\$595,000. Discover refined comfort and effortless living in this beautifully appointed 3-bedroom, 2-bath residence, perfectly situated on an expansive lot in a peaceful, private setting with only one neighboring property. With a recorded 433A permanent foundation certificate, this exceptional home combines the benefits of real property ownership with thoughtfully designed indoor and outdoor living spaces. Inside, the thoughtfully designed floor plan features a bright, oversized living room filled with natural light from abundant windows, accented by charming caf-style shutters. A separate dining room provides additional space for gatherings, while the well-appointed kitchen is the heart of the home with granite countertops, a butcher block island, breakfast bar seating, and a sunny breakfast nook. Additional features include laminate wood flooring throughout, dual-pane windows, and several Solatubes that bring in an abundance of natural light. The spacious primary suite offers a large walk-in closet, while the ensuite bath includes dual sinks, a linen closet, a soaking tub, and a separate shower. Convenience continues with an indoor laundry room complete with cabinetry and a utility sink. The property also features a two-car garage, a separate workshop, an attractive paver driveway, and a breezy covered breezeway connecting the outdoor spaces. Residents enjoy access to community amenities including



a pool, tennis courts, paddle tennis and a clubhouse just to name a few, with the home conveniently located near the renowned Lawrence

Built in 2003

Essential Information

MLS® #	NDP2607399
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,913
Year Built	2003
Type	Residential
Sub-Type	Manufactured Home
Status	Pending

Community Information

Address	8975 Lawrence Welk Drive 7
Area	ESCONDIDO (92026)
Subdivision	Champagne Village
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Parking Spaces	4
# of Garages	2
View	Mountains/Hills
Has Pool	Yes
Pool	Below Ground,Community/Common,Association

Interior

Appliances	Dishwasher,Disposal,Microwave,Refrigerator,Electric Range
Heating	Forced Air Unit
Cooling	Central Forced Air,Electric

Fireplaces	N/K
# of Stories	1
Stories	1 Story

School Information

District	Escondido Union High School Dist
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Fees

HOA Fees	\$389
HOA Frequency	Monthly
Mello Roos	\$917
Total Fees	\$465

Additional Information

Date Listed	August 6th, 2026
Days on Market	8
Zoning	R-1
Listing Office	Coldwell Banker West

Listing Details

Listing Office	Coldwell Banker West
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