

# \$999,000 - 943 Park Hill Drive, Escondido

MLS® #NDP2606847

**\$999,000**

3 Bedroom, 2.00 Bathroom, 1,565 sqft

Residential on 0.35 Acres

N/A, Escondido, CA

Rare 1/3-Acre Escondido Retreat

Income-Producing ADU Included Centrally located in one of Escondidos best-kept-secret enclaves, this beautifully renovated 1,565 sq ft single-story sits on a rare 1/3-acre lot with no HOA and no restrictions. Just blocks from the Old Escondido Historic Districts restaurants, coffee houses, Trader Joes, and downtown shopping, with quick access to both I-15 and Hwy 78 for an easy commute. A Rare Income Opportunity The detached 325 sq ft ADU is currently an active, consistently-booked Airbnb generating over \$2,000/month in additional income that helps offset the mortgage. Move in and keep the income flowing, or use the space for multigenerational living or a private home office. Space to Spread Out At 1/3 acre with a wrap-around driveway, theres room for RVs, boats, toy trailers, and work vehicles, no HOA, no headaches. Outside youll find an enormous flagstone patio, mature fruit trees, organic garden beds, water-wise landscaping, a composting station, and a one-of-a-kind enclosed Catio. Thoughtfully Renovated Inside Warm wood flooring flows through a bright living room with fireplace, a spacious dining area, and an open-concept kitchen with stainless steel appliances, granite counters, wood cabinetry, gas range, and a large walk-in pantry. The split floorplan places the primary suite privately apart from two oversized guest bedrooms. Both bathrooms are upgraded with dual sinks and granite counters; the primary features a custom-tiled spa-style shower.



Additional Upgrades: Attached garage that could easily convert to more living space, newly ins

Built in 1939

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | NDP2606847  |
| Price          | \$999,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,565       |
| Acres          | 0.35        |
| Year Built     | 1939        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 943 Park Hill Drive |
| Area        | ESCONDIDO (92025)   |
| Subdivision | N/A                 |
| City        | Escondido           |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 92025               |

**Amenities**

|                |              |
|----------------|--------------|
| Parking Spaces | 15           |
| View           | Neighborhood |
| Pool           | N/K          |

**Interior**

|              |                    |
|--------------|--------------------|
| Cooling      | Central Forced Air |
| Fireplace    | Yes                |
| Fireplaces   | FP in Living Room  |
| # of Stories | 1                  |
| Stories      | 1 Story            |

**Exterior**

Lot Description      Sidewalks

**School Information**

District                      Escondido Union High School Dist

**Additional Information**

Date Listed                  July 18th, 2026  
Days on Market          53  
Zoning                        R-1:SINGLE  
Listing Office              eXp Realty of California, Inc

**Listing Details**

Listing Office              eXp Realty of California, Inc

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Listing information last updated on September 13th, 2026 at 12:24am PDT