

\$235,000 - Birch Ave E, Escondido

MLS® #260009824

\$235,000

Bedroom, Bathroom,
Land

Rancho Rincon Del Diablo, Escondido, CA

Rare opportunity to own 0.67-acre residential lot in the established Rancho Rincon Del Diablo subdivision of Escondido. With nearly two-thirds of an acre to work with, this parcel offers the kind of elbow room that's increasingly difficult to find within city limits. Rancho Rincon Del Diablo is one of Escondido's most recognized and sought-after established neighborhoods, with a rich history rooted in the original Mexican land grant that shaped this entire valley. Surrounding homes reflect a wide range of architectural styles and lot configurations, giving a future builder creative freedom. Escondido's central location puts you minutes from the 15 and 78 freeways, Stone Brewing World Bistro, Kit Carson Park, Escondido's vibrant dining and arts scene, and easy access to both the coast and the mountains. Seller has no permits, buyers to verify utilities, zoning, and development requirements with the City of Escondido. Utility easements on property, lot requires septic tanks in this area.



Essential Information

MLS® #	260009824
Price	\$235,000
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Birch Ave E
Area	ESCONDIDO (92027)
Subdivision	Rancho Rincon Del Diablo
City	Escondido
County	San Diego
State	CA
Zip Code	92027

Amenities

Utilities	N/K
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	July 12th, 2026
Days on Market	80
Zoning	R-1
Listing Office	Real Broker
Contact Info	Preferred: 858-232-2929

Listing Details

Listing Office	Real Broker
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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