

\$849,900 - 13676 Bear Mountain Way, Jamul

MLS® #260017099

\$849,900

3 Bedroom, 2.00 Bathroom, 2,626 sqft
Residential on 4.40 Acres

Jamul, Jamul, CA

PANORAMIC HILLTOP INVESTMENT OPPORTUNITY WITH INCREDIBLE VIEWS! Investors, rehabbers, contractors and buyers with a vision—this is an exceptional opportunity to transform a unique Jamul property into something truly special. Tucked away in a peaceful gated community, this private hilltop retreat offers approximately 4.4 acres, breathtaking panoramic mountain views and significant potential to renovate, customize and add value. The approximately 2,600-square-foot home features 3 bedrooms, 2 baths, soaring vaulted ceilings, abundant natural light, two fireplaces and a kitchen that opens to the family room. The existing layout and spectacular setting provide an ideal canvas for a renovation designed to maximize the property's potential and create a truly impressive private estate. Adding to the opportunity are TWO oversized 20' x 18' workshops with roll-up doors—perfect for contractors, car enthusiasts, hobbyists, equipment or RV storage, or potential conversion opportunities, subject to applicable approvals. There is also room for an RV and potential for an ADU, providing additional possibilities for maximizing the property's utility and future value. Whether you're looking for your next rehab project, an investment with upside, or a property where you can create your own custom hilltop retreat, this property offers the combination of acreage, privacy, views and usable structures that is increasingly difficult to find in Jamul. Bring



your vision, creativity and contractor and explore the possibilities! Digitally enhanced and virtually staged photos.

Built in 1990

Essential Information

MLS® #	260017099
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,626
Acres	4.40
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Custom Built,Ranch
Status	Active

Community Information

Address	13676 Bear Mountain Way
Area	JAMUL (91935)
Subdivision	Jamul
City	Jamul
County	San Diego
State	CA
Zip Code	91935

Amenities

Utilities	Electricity Connected,Propane,Water Connected
Parking Spaces	18
Parking	Attached,Direct Garage Access,Garage - Two Door,Garage Door Opener
# of Garages	3
View	Evening Lights,Mountains/Hills,Panoramic,Other/Remarks,Neighborhood,City Lights
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Dryer,Microwave,Range/Oven,Refrigerator,Washer,Other/Remarks,Built In Range,Electric Range,Electric Cooking
Heating	Other/Remarks
Cooling	Other/Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	FP in Family Room,FP in Living Room,Other/Remarks
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Private Street,Street Paved,Other/Remarks
Roof	Tile/Clay
Construction	Stucco

School Information

District	Grossmont Union High School Dist
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Fees

Other Fees	\$0
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Additional Information

Date Listed	July 13th, 2026
Days on Market	49
Zoning	R
Listing Office	Century 21 Affiliated

Listing Details

Listing Office	Century 21 Affiliated
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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

Listing information last updated on September 13th, 2026 at 4:55am PDT