

\$1,299,900 - 13883 Sage Mountain Ln, Jamul

MLS® #260005659

\$1,299,900

6 Bedroom, 5.00 Bathroom, 3,400 sqft
Residential

Proctor Valley, Jamul, CA

Welcome to a rare Proctor Valley equestrian estate where refined country living meets modern comfort. Situated on an expansive 50,000 sq ft fully fenced lot, this impressive 3,400 sq ft residence offers 5 bedrooms and 4 bathrooms, sweeping mountain views, and exceptional amenities designed for both everyday living and grand entertaining. From the moment you arrive through the automated gate, you'll appreciate the privacy, space, and flexibility this property provides. The main residence is thoughtfully designed with generous living areas, abundant natural light, and panoramic views of Jamul's rolling hills. Private Guest Retreat-A standout feature of the home is the fully separated guest quarters, complete with its own kitchen, bedroom, and bathroom. With both private exterior access and direct access through the main house, it's ideal for multigenerational living, long-term guests, rental income potential, or a private office suite. Resort-Style Backyard The backyard is an entertainer's dream. A stunning pool with its own beach entry creates a true resort ambiance, perfect for relaxing under the sun or hosting unforgettable gatherings. Expansive outdoor space surrounds the pool, all framed by breathtaking views of the surrounding mountains and valleys. Exceptional fully private Equestrian Facilities Designed with horse enthusiasts in mind, this property includes:

- A 2-horse barn
- Dedicated riding ring
- Ample space for turnouts and



additional improvements The largely flat, usable acreage makes this a rare opportunity for those seeking premium equestrian amenities!

Built in 1993

Essential Information

MLS® #	260005659
Price	\$1,299,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,400
Year Built	1993
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	13883 Sage Mountain Ln
Area	JAMUL (91935)
Subdivision	Proctor Valley
City	Jamul
County	San Diego
State	CA
Zip Code	91935

Amenities

Utilities	Cable Connected
Parking Spaces	18
Parking	Attached,Direct Garage Access
# of Garages	3
View	Greenbelt,Mountains/Hills,Panoramic,Parklike,Pool,Trees/Woods,Valley/Canyon
Has Pool	Yes
Pool	Below Ground,Private,Waterfall

Interior

Appliances	Dishwasher,Disposal,Garage Opener,Microwave,Pool/Spa/Equipment,Refrigerator,Shed(s),Solar Panels,Washer,Built In Range,Gas Oven,Ice Maker,Propane Oven,Propane Range,Propane Stove,Gas Range,Gas Cooking	Door
Heating	Forced Air Unit	
Cooling	Central Forced Air,Electric,Gas	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	FP in Family Room	
Stories	2 Story	

Exterior

Lot Description	Corner Lot
Roof	Asphalt,Composition
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	March 11th, 2026
Days on Market	116
Listing Office	Real Broker
Contact Info	Preferred: 619-564-2508

Listing Details

Listing Office	Real Broker
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