

\$1,250,000 - 16778 Lawson Valley Rd., Jamul

MLS® #PW26076189

\$1,250,000

6 Bedroom, 4.00 Bathroom, 2,910 sqft

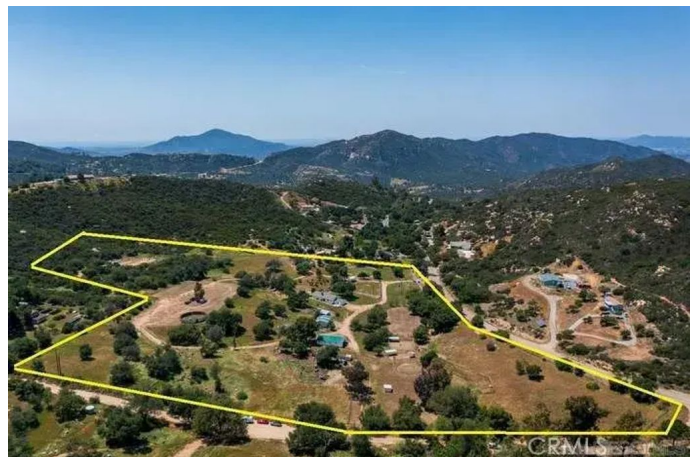
Residential on 24.80 Acres

N/A, Jamul, CA

Rare 24.8-acre multi-parcel opportunity in scenic Jamul! This unique offering includes two separate parcels located directly across from each other on Lawson Valley Road, providing exceptional flexibility for residential, agricultural, or investment use. The primary parcel (approx. 21 acres) features a main residence of approximately 2,000 sq ft with 4 bedrooms and 2 bathrooms, along with a second dwelling unit of approximately 1,000 sq ft offering 2 bedrooms and 2 bathrooms. The second unit is currently tenant-occupied. The second parcel (approx. 2.8 acres), located directly across the road, includes a workshop structure (approx. 600 sq ft) and has been utilized for agricultural purposes. Together, the two parcels total approximately 24.8 acres and offer potential for multi-generational living, rental income, agricultural use, or a private rural estate. Property offers a peaceful rural setting with mountain views and natural surroundings. Accessible via Skyline Truck Trail to Lawson Valley Road. Ample space for parking, RVs, and outdoor use. Zoned A72 (General Agricultural San Diego County). Buyer to verify all information including square footage, zoning, permits, land use, road access, and development potential with the County of San Diego. Do not disturb occupants. Showing by appointment only.

Built in 1980

Essential Information



MLS® #	PW26076189
Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,910
Acres	24.80
Year Built	1980
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	16778 Lawson Valley Rd.
Area	JAMUL (91935)
Subdivision	N/A
City	Jamul
County	San Diego
State	CA
Zip Code	91935

Amenities

Utilities	Electricity Available,Electricity Connected,Natural Gas Available
Parking Spaces	22
Parking	Garage
# of Garages	2
View	Mountains/Hills
Pool	N/K

Interior

Interior Features	Balcony
Appliances	Gas & Electric Range
Heating	Fireplace
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	Electric,FP in Family Room
# of Stories	1
Stories	1 Story

Exterior

Roof	Composition
Construction	Stone,Wood,Frame

School Information

District	Grossmont Union High School Dist
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Fees

Mello Roos	\$218
Total Fees	\$18

Additional Information

Date Listed	April 15th, 2026
Days on Market	119
Zoning	A72
Listing Office	NH's Professional Services

Listing Details

Listing Office	NH's Professional Services
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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 4:10pm PDT