

\$1,100,000 - 17901 Lyons Valley Road, Jamul

MLS® #PTP2603331

\$1,100,000

5 Bedroom, 4.00 Bathroom, 3,687 sqft
Residential on 2.50 Acres

Lyons Valley, Jamul, CA

Set on 2.5 fully fenced and usable acres in scenic Lyons Valley, this expansive property offers panoramic mountain and valley views, mature oak trees, exceptional privacy, and remarkable flexibility for a variety of lifestyles and future possibilities. A72 General Agriculture zoning further complements the property's rural setting, offering opportunities for agricultural uses, crops and animals, subject to County regulations. Whether your vision includes gardens, a small homestead, animals, outdoor recreation, or simply enjoying the privacy and breathing room that comes with acreage, this property provides a versatile setting with room to make it your own. This spacious main home features four bedrooms and three bathrooms, with vaulted ceilings, abundant natural light, a cozy wood-burning stove, and a formal dining room with built-in hutches. Large windows frame the surrounding scenery, while multiple access points lead to covered patios and view balconies, creating a seamless connection between the indoor living spaces and the peaceful natural setting. The expansive primary suite is a private retreat featuring its own view balcony, dual closets, and a spacious ensuite bathroom with a soaking tub. The lower level apartment adds valuable residential flexibility, offering adaptable space that seamlessly flows into the main home and could serve as a family room, game or media room, home office, guest accommodations, extended-family quarters, rental unit, or another flexible use that fits your



needs. This level includes a bedroom,
bathroom, living area with fireplace, kitchenett

Built in 1987

Essential Information

MLS® #	PTP2603331
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,687
Acres	2.50
Year Built	1987
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	17901 Lyons Valley Road
Area	JAMUL (91935)
Subdivision	Lyons Valley
City	Jamul
County	San Diego
State	CA
Zip Code	91935

Amenities

Amenities	Horse Trails
Parking Spaces	16
# of Garages	4
View	Mountains/Hills,Panoramic,Valley/Canyon,Bluff,Meadow,Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Below Ground,Vinyl

Interior

Cooling	Central Forced Air
Fireplace	Yes

Fireplaces	FP in Living Room
# of Stories	2
Stories	2 Story

Exterior

Lot Description	National Forest,Landscaped
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School Information

District	Grossmont Union High School Dist
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Additional Information

Date Listed	May 20th, 2026
Days on Market	129
Zoning	Residentia
Listing Office	Fathom Realty Group

Listing Details

Listing Office	Fathom Realty Group
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Listing information last updated on September 13th, 2026 at 6:54am PDT