

# \$969,000 - 32993 Luiseno Circle Dr, Pauma Valley

MLS® #260017392

**\$969,000**

3 Bedroom, 3.00 Bathroom, 2,499 sqft  
Residential

Pauma Valley Country Club, Pauma Valley,  
CA

**PRICE REDUCTION!** Nestled within a beautifully maintained luxury attached-home community featuring mature landscaping and lush greenbelts, this is one of the largest PUDs in PVCC. Enter through your private, secure courtyard—an inviting outdoor space ready for your personal touch. Best of all, everything beyond your patios is professionally maintained, allowing you to enjoy a true low-maintenance lifestyle. Inside, you'll find an updated living room highlighted by a dramatic cathedral ceiling with exposed wood beams, luxury vinyl wood flooring throughout, a cozy fireplace, and custom built-in bookcases. The open floor plan flows seamlessly into the dining area, kitchen, and expansive rear patio, creating an ideal setting for both everyday living and entertaining. A convenient wet bar, open to both the living room and kitchen, ensures the cook is always part of the conversation. These condos were built by John Lyttle, a noted orange county quality builder whose icon is a bay window over the kitchen sink with no internal supports. The spacious dining room features a second fireplace, adding warmth and elegance for gatherings. The large kitchen is thoughtfully designed for two cooks, offering brand-new appliances, abundant cabinetry, and a generous walk-in pantry for additional storage. (Please see supplement)

Built in 1992



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 260017392               |
| Price          | \$969,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,499                   |
| Year Built     | 1992                    |
| Type           | Residential             |
| Sub-Type       | Twinhome                |
| Style          | Monterey/Hacienda/Adobe |
| Status         | Active                  |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 32993 Luiseno Circle Dr   |
| Area        | PAUMA VALLEY (92061)      |
| Subdivision | Pauma Valley Country Club |
| City        | Pauma Valley              |
| County      | San Diego                 |
| State       | CA                        |
| Zip Code    | 92061                     |

## Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Gated Community,Laundry Facilities,On-Site Guard,Pet Restrictions,Pool,Spa/Hot Tub                  |
| Utilities      | Electricity Connected,Propane,Sewer Connected,Underground Utilities,Water Connected                 |
| Parking Spaces | 7                                                                                                   |
| Parking        | Attached,Direct Garage Access,Garage - Two Door,Garage Door Opener,Golf Cart Garage                 |
| # of Garages   | 3                                                                                                   |
| View           | Greenbelt,Mountains/Hills,Parklike                                                                  |
| Has Pool       | Yes                                                                                                 |
| Pool           | Association,Below Ground,Community/Common,Fenced,Filtered,Gunite,Heated,Heated with Propane,Private |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Bathtub,Beamed Ceilings,Copper Plumbing Full,Granite Counters,Low Flow Toilet(s),Pantry |
|-------------------|-----------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                   |                    |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Appliances      | Dishwasher,Disposal,Dryer,Garage Opener,Microwave,Refrigerator,Washer,Electric Range,Ice Maker,Self Cleaning Oven,Vented Exhaust Fan,Counter Top,Electric Cooking | Door Oven,Electric |
| Heating         | Combination Heating,Energy Star,Forced Air Unit,High Efficiency                                                                                                   |                    |
| Cooling         | Central Forced Air,Electric                                                                                                                                       |                    |
| Fireplace       | Yes                                                                                                                                                               |                    |
| # of Fireplaces | 2                                                                                                                                                                 |                    |
| Fireplaces      | FP in Dining Room,FP in Living Room,Gas,Gas Starter,Raised Hearth                                                                                                 |                    |
| # of Stories    | 1                                                                                                                                                                 |                    |
| Stories         | 1 Story                                                                                                                                                           |                    |

## Exterior

|                 |                                                                 |                        |
|-----------------|-----------------------------------------------------------------|------------------------|
| Lot Description | Curbs,Landscaped,Private Street,Sprinklers In Rear,Street Paved | In Front,Sprinklers In |
| Roof            | Spanish Tile,Tile/Clay                                          |                        |
| Construction    | Wood/Stucco                                                     |                        |

## Fees

|               |           |
|---------------|-----------|
| HOA Fees      | \$967     |
| HOA Frequency | Quarterly |
| Other Fees    | \$437     |
| Total Fees    | \$1,404   |

## Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | July 16th, 2026        |
| Days on Market | 53                     |
| Listing Office | Curtis Coleman Company |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Curtis Coleman Company |
|----------------|------------------------|

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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