

\$1,600,000 - 12526 Sw Boulder Mt Rd 1,2,3, Poway

MLS® #250025095

\$1,600,000

Bedroom, Bathroom,
Land on 33.33 Acres

Boulder Mt, Poway, CA

WATER METER,ELECTRICITY ON THE PROPERTY,ELEVATION FROM 700 TO 1,200 FEET ABOVE SEA LEVEL,PANORAMIC OCEAN VIEWS, VIEWS FROM DIFFERENT PARTS OF THE LOT.ONE ACRE SYRAH VINEYARD,WINE PRODUCED IN THE PAST,BOULDER MOUNTAIN RESERVE IS SOUTHERN CALIFORNIA AS NATURE PROVIDED,BEAUTIFUL DRAMATIC,SECLUDED AWAY FROM THE CITY AND UNIQUE NEXT TO RANCHO BERNARDO,GREEN VALLEY ESTATES AND SUMMITT CIRCLE.PAUL GRIMES WAS THE LAND DEVELOPER FOR THIS UNIQUE LOT.A ROAD LEADING TO THE LOTS.STORMS DRAINS WERE PUT IN FOR THE WATER RUN OFF FROM THE MOUNTAIN. YOU ARE NEXT TO RANCHO BERNARDO AND STILL WITHING THE COUNTRY. IN ORDER TO REACH BOULDER MT. YOU HAVE TO GO THROUGH GREEN VALLEY ESTATES TO REACH THE PINNACLE WHICH IS FULLY PAVED AND UTILITIES TO THE PROPERTY.TWO PRIVATE GATES. TO REACH THIS PANORAMIC VIEW. CHECK WITH THE CITY ON ALL PERMITS, PAST AND PRESENT REQUIREMENTS BY THE CITY OF POWAY.



Essential Information

MLS® #	250025095
Price	\$1,600,000
Acres	33.33
Type	Land
Sub-Type	Lots/Land
Status	Pending

Community Information

Address	12526 Sw Boulder Mt Rd 1,2,3
Area	POWAY (92064)
Subdivision	Boulder Mt
City	Poway
County	San Diego
State	CA
Zip Code	92064

Amenities

Amenities	Other/Remarks
Utilities	Other/Remarks
View	City,Mountains/Hills,Ocean,Panoramic
Pool	N/K

Interior

Fireplace	Yes
-----------	-----

Exterior

Lot Description	Easement Access,Irregular Lot,Other/Remarks
-----------------	---

Fees

Other Fees	\$0
------------	-----

Additional Information

Date Listed	April 21st, 2025
Days on Market	91
Zoning	R1
Listing Office	Mr Agent RE

Listing Details

Listing Office	Mr Agent RE
----------------	-------------

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 July 26th, 2026 at 4:55pm PDT