

\$425,000 - 2239 Black Canyon 171, Ramona

MLS® #IG26184529

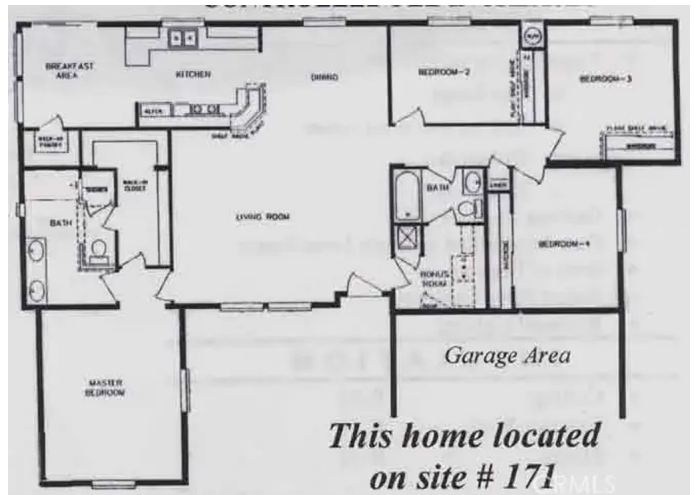
\$425,000

4 Bedroom, 2.00 Bathroom, 1,727 sqft

Residential on 9.09 Acres

N/A, Ramona, CA

Rare opportunity to purchase a manufactured home in the all age community of Oak Tree Ranch with a prepaid lease for the next 19 years!! All you owe the park for base rent is \$330/m.(subject to yearly increase) Not the \$1480/m like the other land leases. Don't miss out on the 4 bedroom 2 bath 1727 sqft home built in 2005. Newer 50 year roof with PAID FOR SOLAR(70 panels.6.7 KW) both just 4 years old! Large backyard with stone fireplace ,covered patio with ceiling fans and sun shades. Extensive out door lighting. storage shed. Newer AC condenser 2018,original furnace, 2019 new garage door opener, newer Water heater 2014,new front door 2014 Enter this home into living room with dining area to the back and Large eat in kitchen to the left. White cabinets dark granite counters and large walk in Pantry! There is a sliding glass door giving access to the private fenced yard and covered back patio. This is great place for family gatherings and BBQs. Internet provided by Sky Valley, prepaid or 7 months. Super sized Primary bedroom with en suite featuring a jetted step in tub and seperate step in shower, double sink vanity and walk-in closet is located on the left side of the home. The 3 other bedroom are on the right side . One is being used as an office with its own exterior door access to the backyard. Indoor laundry complete with washer and dryer has access to the 2 car attached garage. Oak Tree Ranch features a refreshing and sparkling community pool, bathroom, club house with full kitchen,



dog park, play ground, car wash area,
community garden, stage and area for special
event

Built in 2005

Essential Information

MLS® #	IG26184529
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,727
Acres	9.09
Year Built	2005
Type	Residential
Sub-Type	Manufactured Home
Status	Pending

Community Information

Address	2239 Black Canyon 171
Area	RAMONA (92065)
Subdivision	N/A
City	Ramona
County	San Diego
State	CA
Zip Code	92065

Amenities

Utilities	Natural Gas Not Available,Propane,Sewer Connected,Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Community/Common,Fenced

Interior

Interior Features	Granite Counters		
Appliances	Dishwasher,Dryer,Microwave,Solar	Panels,Washer,Self	Cleaning

	Oven,Vented Exhaust Fan,Water Line to Refr,Gas Range
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Stories	1

Exterior

Lot Description	Landscaped
Roof	Asphalt,Composition,Other/Remarks
Construction	Hardboard

School Information

District	Ramona Unified School District
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Additional Information

Date Listed	September 7th, 2026
Days on Market	20
Listing Office	COLDWELL BANKER KIVETT-TEETERS

Listing Details

Listing Office	COLDWELL BANKER KIVETT-TEETERS
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Listing information last updated on September 13th, 2026 at 2:25am PDT