

\$11,900,000 - 26353 Old Julian Highway, Ramona

MLS® #NDP2608832

\$11,900,000

4 Bedroom, 4.00 Bathroom, 5,000 sqft
Residential on 170.27 Acres

Ballena Valley, Ramona, CA

Spanning 170 acres of open San Diego countryside, Ballena Vista Farm is an extraordinary union of luxury, land, and independence. Rising with quiet authority, this working estate commands panoramic valley, mountain, and coastal views in every direction, and the privacy is absolute. At its heart is an award-winning vineyard of more than 35 acres, recognized by the Ramona Valley Vineyard Association for the best grapes two years running. Existing structures and room to expand make a future winery a natural next step, whether you dream of a private label or a full estate operation. Crowning the hilltop, the custom home, a collaboration between designer Joseph McCarter and builder David McGuinness, reflects exceptional craftsmanship and upscale finishes throughout. Its Tuscan-inspired rotunda is clad in fossil-imprinted stone, and the living room fireplace is built entirely of stone gathered from the property itself. A carved volcanic-stone sink from Bali and a dedicated pool nook add character that can't be replicated. Above it all, the stargazing tower offers skies with virtually no light pollution and, on clear days, a glimpse of the ocean. Outdoors, spend afternoons by the resort-style cascading pool. Evenings come alive at the well-appointed outdoor kitchen with its fireplace and hillside views. Fruit trees fill the grounds near the home, including exceptional blood oranges, lemons, limes, plums, and pomegranates. A one-bedroom guest house sits across the



sprawling lawn with its own driveway entrance.
Beyond the main residence, three adobe
casitas ranging from two to three

Built in 2010

Essential Information

MLS® #	NDP2608832
Price	\$11,900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,000
Acres	170.27
Year Built	2010
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	26353 Old Julian Highway
Area	RAMONA (92065)
Subdivision	Ballena Valley
City	Ramona
County	San Diego
State	CA
Zip Code	92065

Amenities

Amenities	Horse Trails
Parking Spaces	2
View	Mountains/Hills,Panoramic,Valley/Canyon,Pasture,Pool,Meadow,Trees/ Woods,Vineyard
Has Pool	Yes
Pool	Below Ground,Private

Interior

Cooling	Central Forced Air
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Fireplace	Yes
Fireplaces	FP in Living Room,Patio/Outdoors
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Landscaped
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School Information

District	Ramona Unified School District
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Additional Information

Date Listed	September 22nd, 2026
Days on Market	3
Zoning	Agricultur
Listing Office	Compass

Listing Details

Listing Office	Compass
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