

\$355,000 - 37589 Montezuma Valley Rd, Ranchita

MLS® #NDP2604851

\$355,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 6.15 Acres

N/A, Ranchita, CA

Set in the scenic heart of Ranchita Valley, this property presents a rare opportunity for a cash buyer, investor, or buyer utilizing an FHA 203(k) renovation loan to create value and build equity in San Diego Countys beautiful backcountry. Located just off the south side of Montezuma Valley Road, the property offers privacy and rural charm while remaining only minutes from Montezuma Valley Fire Station #58. Situated on 6.15 fully fenced acres with a manual gated entry, this versatile backcountry property offers an exceptional combination of infrastructure, usability, and rural potential rarely found at this price point. Two large agricultural outbuildings situated on cement pads are equipped with both electricity and water, providing ideal space for equipment storage, workshops, agricultural use, or hobby farming. A workshop/garage and an additional storage shed further enhance the propertys utility. The 1989 manufactured home offers approximately 1,440 square feet with 3 bedrooms and 2 bathrooms on a permanent foundation with a recorded 433A, making the property eligible for both traditional and renovation financing. Inside, vaulted ceilings and an open-concept layout create a spacious and inviting atmosphere, seamlessly connecting the living room, dining area, and kitchen. A newer corner pellet stove set on a raised tile hearth adds warmth and character to the main living space. The primary suite features a soaking tub and separate shower, while all three bedrooms are generously sized



with abundant natural light. Additional interior features include a built-in pantry with

Built in 1989

Essential Information

MLS® #	NDP2604851
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	6.15
Year Built	1989
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	37589 Montezuma Valley Rd
Area	RANCHITA (92066)
Subdivision	N/A
City	Ranchita
County	San Diego
State	CA
Zip Code	92066

Amenities

Amenities	Horse Trails
View	Mountains/Hills,Neighborhood,Pasture,Trees/Woods
Pool	N/K

Interior

Appliances	Dishwasher,Propane Oven,Propane Range,Self Cleaning Oven
Heating	Forced Air Unit,Other/Remarks,Pellet/Wood Burning Stove
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Living Room,Pellet Stove
# of Stories	1

Stories 1 Story

Exterior

Lot Description National Forest

School Information

District Warner Unified School District

Additional Information

Date Listed May 20th, 2026
Days on Market 105
Zoning A70
Listing Office Chameleon, DBA Red Hawk Realty

Listing Details

Listing Office Chameleon, DBA Red Hawk Realty

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 September 13th, 2026 at 2:54am PDT