

\$1,424,888 - 1160 Festival Road, San Marcos

MLS® #NDP2607420

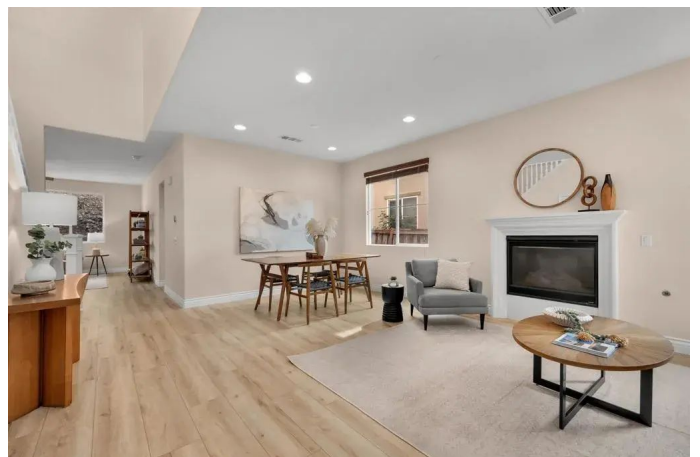
\$1,424,888

4 Bedroom, 3.00 Bathroom, 2,721 sqft

Residential on 0.15 Acres

N/A, San Marcos, CA

Perfectly positioned on a quiet cul-de-sac street with no neighbors directly in front or behind, this beautifully updated San Elijo Hills residence offers the rare combination of privacy, space, and panoramic views. Set on a large lot with expansive vistas from the top of the property, this home captures the peaceful lifestyle that makes this community so sought after. Inside, soaring ceilings and abundant natural light welcome you into a thoughtfully designed floor plan featuring fresh interior and exterior paint, brand-new downstairs flooring, new kitchen countertops, and stylish updated finishes throughout. The open-concept kitchen serves as the heart of the home, complete with an oversized island, breakfast bar, double ovens, stainless steel appliances, and generous prep space, all flowing seamlessly into the inviting family room that is perfect for family gatherings or entertaining. The versatile layout includes a full bedroom and bathroom on the main level, ideal for guests, multigenerational living, or a private home office. Upstairs, a spacious loft offers the perfect flex space for a media room, playroom, or additional office and also has ocean views. The generous primary suite provides a relaxing retreat with a spa-inspired bath featuring dual vanities, soaking tub, separate shower, and a large walk-in closet. Two additional bedrooms and a full bath complete the second floor. Designed for year-round indoor-outdoor living, the backyard features a built-in fireplace and BBQ, creating the perfect



setting for entertaining or relaxing under the stars. Follow the stairs

Built in 2011

Essential Information

MLS® #	NDP2607420
Price	\$1,424,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,721
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1160 Festival Road
Area	SAN MARCOS (92078)
Subdivision	N/A
City	San Marcos
County	San Diego
State	CA
Zip Code	92078

Amenities

Parking Spaces	3
# of Garages	3
View	Mountains/Hills,Ocean,Other/Remarks
Pool	N/K

Interior

Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Dining Room
# of Stories	2
Stories	2 Story

Exterior

Lot Description Cul-De-Sac,Curbs,Sidewalks,Landscaped

School Information

District San Marcos Unified School Distri

Fees

HOA Fees \$95
HOA Frequency Monthly
Mello Roos \$860
Total Fees \$166

Additional Information

Date Listed August 13th, 2026
Days on Market 35
Zoning R1
Listing Office HomeSmart Realty West

Listing Details

Listing Office HomeSmart Realty West

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 12th, 2026 at 10:25pm PDT