

\$399,999 - 1175 La Moree Road 85, San Marcos

MLS® #NDP2606222

\$399,999

2 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 20.33 Acres

La Moree Estates, San Marcos, CA

Land-owned 55+ community Panoramic hillside & sunset views Single-level living 433A permanent foundation Nearby parks, shopping & SR-78. Perched high on a hill in La Moree Estates, this land-owned 2-bedroom, 2-bath home offers approximately 1,440 square feet plus an enclosed sunroom with panoramic hillside views, colorful sunsets, abundant natural light, and year-round breezes. Situated on a recorded 433A permanent foundation, this single-level residence combines the benefits of land ownership with low HOA dues in a resident-owned community. The spacious floor plan features a large living room, dining area, and enclosed sunroom that provides additional space for relaxing or entertaining while enjoying the elevated views. Recent improvements include updated plumbing, updated windows, new carpet, ceiling fans, central air conditioning, a water softener, and an approximately four-year-old roof. The kitchen offers generous cabinet and counter space, while both bedrooms provide comfortable living and ample storage. A built-in storage shed and mature orange and lemon trees enhance the outdoor space. La Moree Estates offers a clubhouse, community pool, RV parking, and common recreation areas, with HOA dues including water, sewer, trash, cable TV, internet, and common area maintenance. Conveniently located near Jack's Pond Park, shopping, restaurants, grocery stores, Kaiser Permanente San



Marcos Medical Offices, Palomar Medical Center, and SR-78 for easy access throughout North County San Diego. Now offered with a \$20,000 price reduction, presenting an exceptional opportunity t

Built in 1977

Essential Information

MLS® #	NDP2606222
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	20.33
Year Built	1977
Type	Residential
Sub-Type	Manufactured Home
Status	Pending

Community Information

Address	1175 La Moree Road 85
Area	SAN MARCOS (92078)
Subdivision	La Moree Estates
City	San Marcos
County	San Diego
State	CA
Zip Code	92078

Amenities

Utilities	Cable Connected,Electricity Connected
Parking Spaces	2
View	Mountains/Hills,Other/Remarks,Neighborhood
Has Pool	Yes
Pool	Below Ground,Community/Common,Association,Heated,Fenced

Interior

Appliances	Dishwasher,Disposal,Dryer,Microwave,Refrigerator,Washer,Water
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	Softener,Electric Range,Self Cleaning Oven
Heating	Forced Air Unit
Cooling	Central Forced Air,Electric
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Curbs
Roof	Composition

School Information

District	San Marcos Unified School Distri
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Fees

HOA Fees	\$272
HOA Frequency	Monthly
Total Fees	\$272

Additional Information

Date Listed	June 29th, 2026
Days on Market	57
Zoning	R-1
Listing Office	Coldwell Banker Realty

Listing Details

Listing Office	Coldwell Banker Realty
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