

# \$325,000 - 1175 La Moree Spc 49, San Marcos

MLS® #260015776

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential

La Moree Estates, San Marcos, CA

Charming Move-In Ready Manufactured Home in a Prime Cul-de-Sac Location. Welcome home to this beautifully maintained 2-bedroom, 2-bathroom manufactured home, ideally situated at the end of a quiet cul-de-sac, offering added privacy and a peaceful setting. Filled with natural light, this move-in ready home has been exceptionally cared for and is truly in amazing condition. Step inside to discover a spacious, light-filled floor plan featuring separate living and family rooms, providing plenty of space for relaxing, entertaining, or everyday living. The large kitchen offers abundant cabinet and counter space, making meal preparation both convenient and enjoyable. The generous primary suite is a comfortable retreat with ample room for large furniture and includes an oversized en-suite bathroom featuring dual sinks and soaking tub, creating the perfect place to unwind. Enjoy year-round indoor-outdoor living in the private enclosed patio, offering additional living space with plenty of room for entertaining, gardening, or simply enjoying a quiet morning coffee. Outside, the beautifully maintained yard is a gardener's delight with an impressive variety of mature fruit trees, including lemon, lime, grapefruit, nectarine, peach, and grape vines, providing fresh fruit right from your own backyard. This exceptional home combines comfort, space, and a desirable location, making it a wonderful opportunity for buyers seeking a home that's truly move-in ready.



Don't miss your chance to own this lovingly cared-for property in one of the community's most desirable cul-de-sac locations!

Built in 1977

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | 260015776         |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,440             |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Manufactured Home |
| Status         | Pending           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1175 La Moree Spc 49 |
| Area        | SAN MARCOS (92078)   |
| Subdivision | La Moree Estates     |
| City        | San Marcos           |
| County      | San Diego            |
| State       | CA                   |
| Zip Code    | 92078                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Clubhouse/Rec Room,Pool |
| Parking Spaces | 2                       |
| Parking        | None Known              |
| Has Pool       | Yes                     |
| Pool           | Community/Common        |

**Interior**

|            |                                             |
|------------|---------------------------------------------|
| Appliances | Dishwasher,Disposal,Double Oven,Gas Cooking |
| Heating    | Forced Air Unit                             |
| Cooling    | Central Forced Air                          |
| Fireplaces | N/K                                         |

Stories                    1 Story

**Exterior**

Roof                      Metal

Construction           Metal

**Fees**

HOA Fees                \$270

HOA Frequency        Monthly

Other Fees              \$0

Total Fees              \$270

**Additional Information**

Date Listed             June 29th, 2026

Days on Market        27

Listing Office          The Broker Network

**Listing Details**

Listing Office          The Broker Network

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

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