

\$1,599,000 - 1717 Birchwood, San Marcos

MLS® #NDP2604060

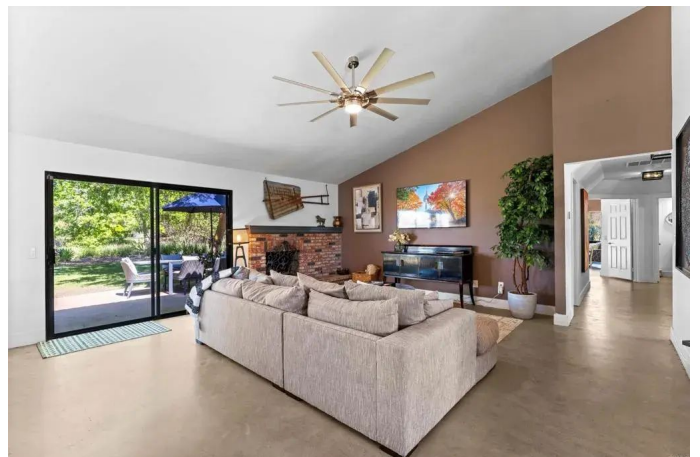
\$1,599,000

4 Bedroom, 3.00 Bathroom, 2,537 sqft

Residential on 1.01 Acres

San Marcos Farms, San Marcos, CA

Single level. 1.01 acres. No HOA. And room to make it your own. Opportunities like this are becoming harder and harder to find in San Marcos. Set on over an acre of usable land in desirable San Marcos Farms, this beautifully upgraded modern farmhouse offers the space and flexibility to create the lifestyle you've been looking for. Bring the horses, RV, boat and toys, or explore the possibilities for an ADU, workshop or pool. Inside, the 2,537 sq. ft. home is warm, stylish and move-in ready, with an open-concept floor plan, high ceilings and natural light. The beautifully appointed kitchen features a Viking range, Bosch refrigerator and dishwasher, farmhouse sink, walk-in pantry and instant hot water at the range. Multiple living and dining spaces flow easily to the outdoors, making the home equally comfortable for everyday living and entertaining. The spacious primary suite offers a walk-in closet, dual sinks, walk-in shower and private patio access. Stained concrete floors, upgraded lighting, a tankless water heater and a three-car garage are just a few of the additional features. Outside is where this property really sets itself apart. Mature trees, fruit trees, gardens, a chicken coop and firepit create a peaceful country setting, while the property extends beyond the rear fencing and up the hill to beautiful mountain and city views. There's plenty of room for RV and boat parking, and the property allows up to two horses with riding trails and equestrian facilities nearby. And if you love the way it



looks, there's even better newsthe furniture
and dcor may convey with th

Built in 1985

Essential Information

MLS® #	NDP2604060
Price	\$1,599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,537
Acres	1.01
Year Built	1985
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1717 Birchwood
Area	SAN MARCOS (92069)
Subdivision	San Marcos Farms
City	San Marcos
County	San Diego
State	CA
Zip Code	92069

Amenities

Parking Spaces	8
# of Garages	3
View	Mountains/Hills
Pool	N/K

Interior

Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	1

Stories 1 Story

Exterior

Lot Description Landscaped,Sprinklers In Front,Sprinklers In Rear
Roof Tile/Clay

School Information

District San Marcos Unified School Distri

Additional Information

Date Listed May 7th, 2026
Days on Market 139
Zoning Residential
Listing Office J & S Realty

Listing Details

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