

\$579,900 - 244 Pico Ave 13, San Marcos

MLS® #260016755

\$579,900

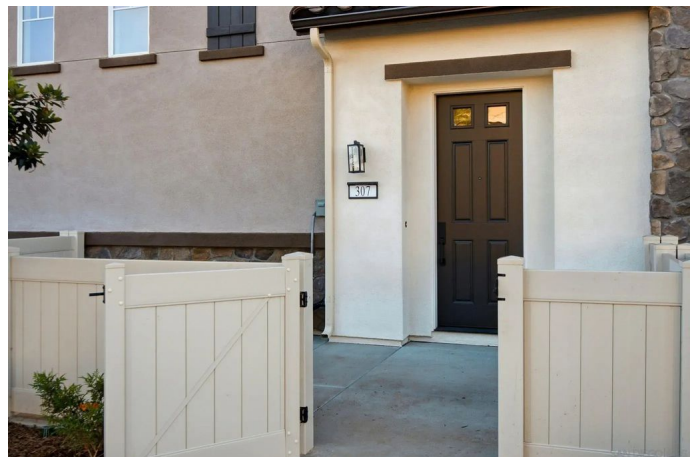
2 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential

San Marcos, San Marcos, CA

VA approved community! With massive builder incentives! Don't miss your opportunity to own a brand new townhome at Pico Place Homes, one of the most affordable new construction communities in San Marcos. With quick move-in homes available and limited-time builder incentives, now is the perfect time to make homeownership a reality. Featuring just 16 thoughtfully designed townhomes, this boutique community is nearing sellout. These modern 2-bedroom, 2.5-bath residences offer bright open-concept floor plans with 9-foot ceilings, designer quartz countertops, luxury vinyl plank flooring, and stylish finishes throughout. Included solar panels, energy-efficient features, and a builder warranty provide long-term savings and added peace of mind. Each home also includes an attached 2-car garage and an oversized covered balcony, while residents enjoy community amenities such as a playground, BBQ area, and dog run. Ideally located just minutes from North City, California State University San Marcos, shopping, dining, and entertainment, Pico Place Homes delivers exceptional value without the burden of high HOA fees or Mello-Roos. With homes complete, quick move-in availability, and demand continuing to grow, this is one of the final opportunities to own in this exciting new community.

Built in 2026



Essential Information

MLS® #	260016755
Price	\$579,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Year Built	2026
Type	Residential
Sub-Type	Townhome
Status	Active

Community Information

Address	244 Pico Ave 13
Area	SAN MARCOS (92069)
Subdivision	San Marcos
City	San Marcos
County	San Diego
State	CA
Zip Code	92069

Amenities

Parking Spaces	2
Parking	Attached
# of Garages	2
Pool	N/K

Interior

Appliances	Dishwasher, Disposal, Microwave, Range/Oven
Heating	Heat Pump
Cooling	Heat Pump(s)
Fireplace	Yes
# of Stories	3
Stories	3 Story

Exterior

Roof	Tile/Clay
Construction	Stucco

Fees

HOA Fees	\$350
HOA Frequency	Monthly
Other Fees	\$0
Mello Roos	\$98
Total Fees	\$448

Additional Information

Date Listed	July 9th, 2026
Days on Market	48
Listing Office	Compass

Listing Details

Listing Office	Compass
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Listing information last updated on September 12th, 2026 at 11:39pm PDT