

# \$579,900 - 304 Ishaan Lane, San Marcos

MLS® #260012682

**\$579,900**

2 Bedroom, 3.00 Bathroom, 1,163 sqft  
Residential

San Marcos, San Marcos, CA

Introducing the lowest priced opportunity at Pico Place Homes with limited time BUILDER INCENTIVES being offered in July. A rare chance to own brand-new construction in the heart of San Marcos with quick move-in availability and major builder incentives available for a limited time. With only 16 modern townhomes in the entire community, this is one of the final opportunities to secure a stylish new home before they are gone. Designed for elevated everyday living without the burden of high HOAs or Mello-Roos, these thoughtfully crafted 2-bedroom, 2.5-bath residences feature bright open-concept layouts, soaring 9-foot ceilings, designer quartz countertops, and sleek luxury vinyl plank flooring throughout. Every detail was intentionally selected to deliver both comfort and long-term value. Homeownership is made even more attainable with included solar panels, energy-efficient features, and a builder warranty that helps provide added peace of mind and predictable monthly costs. Residents will also enjoy attached 2-car garages, oversized covered balconies perfect for indoor-outdoor living, and access to community amenities including a playground, BBQ area and dog run. Located just minutes from the shops, restaurants, and entertainment of North City, as well as California State University San Marcos, Pico Place Homes offers the perfect blend of convenience, contemporary design, and affordability in one of North County's



fastest-growing communities. With completion scheduled by June and demand already building, this opportunity will not last long.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 260012682   |
| 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         | Pending     |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 304 Ishaan Lane    |
| 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    | June 24th, 2026 |
| Days on Market | 56              |
| Listing Office | Compass         |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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