

\$870,000 - 3254 Grand Avenue, San Marcos

MLS® #NDP2607637

\$870,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft
Residential on 0.50 Acres

N/A, San Marcos, CA

A RARE OPPORTUNITY WITH INCREDIBLE VIEWS AND ENDLESS POTENTIAL! Perched high above the surrounding area on a quiet, low-traffic cul-de-sac, this single-story 3-bedroom, 2-bath home offers something that simply cannot be remodeled into a property a truly spectacular location and view! Custom built in 1972 and lovingly maintained in its original condition, this home is ready for its next chapter and the buyer who sees the incredible possibilities within it. Abundant natural light fills the home, while beautiful exposed beamed ceilings in the living room and family room add architectural character and warmth. The well-designed footprint, 2-car garage and single-level living provide an excellent foundation for a thoughtful renovation. And then there are the views! The elevated setting captures sweeping vistas across multiple communities and toward the mountains to the northeast and they aren't limited to the backyard. Enjoy the scenery directly from the kitchen, family room and primary bedroom, bringing the outdoors into the spaces where you spend the most time. Even the driveway offers a glimpse toward the ocean beyond the neighborhood. The home's hillside position also captures refreshing breezes that add to the appeal of this special setting. Imagine entertaining, dining, relaxing or simply enjoying the beautiful panoramic scenery from your own private retreat. Located just a few homes from the end of a peaceful cul-de-sac, the property enjoys very little



through traffic and a wonderfully quiet setting.
This is an exceptional opportunity to create a truly special custom home a

Built in 1972

Essential Information

MLS® #	NDP2607637
Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.50
Year Built	1972
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	3254 Grand Avenue
Area	SAN MARCOS (92078)
Subdivision	N/A
City	San Marcos
County	San Diego
State	CA
Zip Code	92078

Amenities

Parking Spaces	10
# of Garages	2
View	Mountains/Hills,Ocean,Panoramic,Valley/Canyon
Pool	N/K

Interior

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

Stories 1 Story

Exterior

Lot Description Cul-De-Sac
Roof Shingle

School Information

District San Marcos Unified School Distri

Additional Information

Date Listed August 13th, 2026
Days on Market 19
Zoning R-1
Listing Office DiMarco Realty INC

Listing Details

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