

\$525,000 - 438 Richland Road, San Marcos

MLS® #NDP2608476

\$525,000

2 Bedroom, 1.00 Bathroom, 858 sqft

Residential on 0.25 Acres

N/A, San Marcos, CA

Attention Investors, Renovators & Visionaries! This is a rare opportunity to restore, renovate, or reimagine a piece of San Marcos history. Situated on approximately 0.25 acre per public records, this 858 sq. ft. home offers 2 bedrooms and 1 bath per public records, plus a bonus room with potential for use as a third bedroom, office, or flex space. Built in 1923 per appraisal (a County Assessor correction reflecting this date is in process). Due to its current condition, the property may not meet Conventional, FHA, or VA lending guidelines; a cash purchase is recommended. Sold in present, as-is condition. A standout feature is the three-story tank house, a rare surviving structure reflecting the agricultural roots of the historic Richland Valley. The interior was informally converted at some point with a kitchen on the ground floor, sleeping areas on the two levels above, and an attached bathroom added to the rear. This space does not appear to reflect permitted construction and should not be relied upon as habitable square footage; the structure shows significant wear and is being sold strictly as-is, with restoration potential for buyers looking to bring it back to code. Given the age and current condition of the structures, visitors are encouraged to exercise care while touring the property and to conduct a thorough inspection, including structural evaluation, prior to submitting an offer. The home predates the neighboring former Hollandia Dairy lands, portions of which are now home to Mission



Hills High School and Hollandia Park a
fascinating link between the property'

Built in 1923

Essential Information

MLS® #	NDP2608476
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.25
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	See Remarks
Status	Active

Community Information

Address	438 Richland Road
Area	SAN MARCOS (92069)
Subdivision	N/A
City	San Marcos
County	San Diego
State	CA
Zip Code	92069

Amenities

Utilities	Cable Connected,Electricity Connected,See Remarks
Parking Spaces	6
View	Mountains/Hills,Neighborhood
Pool	N/K

Interior

Cooling	N/K
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Curbs,Sidewalks
Roof	Shingle
Construction	Wood

School Information

District	San Marcos Unified School Distri
----------	----------------------------------

Fees

Mello Roos	\$748
Total Fees	\$62

Additional Information

Date Listed	September 10th, 2026
Days on Market	26
Zoning	R-1 Reside
Listing Office	Real Brokerage Technologies

Listing Details

Listing Office	Real Brokerage Technologies
----------------	-----------------------------

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

Listing information last updated on September 13th, 2026 at 12:24am PDT