

\$304,000 - 971 Borden 32, San Marcos

MLS® #NDP2606198

\$304,000

3 Bedroom, 2.00 Bathroom, 1,356 sqft

Residential on 0.06 Acres

N/A, San Marcos, CA

Welcome home to this spacious 3-bedroom, 2-bath home tucked away on a cul-de-sac in a desirable all-age community. This home remains registered with HCD, meaning no property taxes. Recent major improvements include a new furnace and water heater (2026), roof resealed (2026), updated dual-pane windows, newer flooring, and updated bathrooms with new toilets. The primary suite features double sinks for added convenience. The remodeled island kitchen offers abundant workspace, a walk-in pantry, and a newer refrigerator and dishwasher (both replaced within the last year). The washer and dryer are negotiable. The inviting living room showcases attractive beamed ceilings, while a separate family room with a skylight creates the perfect space for a home office, reading nook, or additional living area. The enclosed porch has been converted into a third bedroom complete with a closet and heat, providing flexible living space. Numerous additional closets throughout the home offer exceptional storage. Step outside to enjoy the private covered porch, recently water-sealed, overlooking the fenced yard ideal for pets, children, or outdoor entertaining. This move-in-ready home combines thoughtful updates, flexible living spaces, and an excellent location within the community. Rancho San Marcos Park offers excellent amenities including a clubhouse, pool, spa, and ample guest parking. Ideally located across from the recently renovated



Richland Elementary, this home is within the San Marcos School District and walking distance to the newly remodeled Richland Elementary School. Space rent is \$1,067.

Built in 1976

Essential Information

MLS® #	NDP2606198
Price	\$304,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Manufactured Home
Status	Pending

Community Information

Address	971 Borden 32
Area	SAN MARCOS (92069)
Subdivision	N/A
City	San Marcos
County	San Diego
State	CA
Zip Code	92069

Amenities

Utilities	Cable Connected,Electricity Connected
Parking Spaces	3
Has Pool	Yes
Pool	Community/Common

Interior

Appliances	Dishwasher,Disposal,Refrigerator
Heating	Forced Air Unit
Cooling	N/K

Fireplace	Yes
# of Stories	1

Exterior

Roof	Metal
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School Information

District	San Marcos Unified School Distri
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Additional Information

Date Listed	June 27th, 2026
Days on Market	11
Listing Office	Leah Cole Realty

Listing Details

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