

\$800,000 - 25222 Black Canyon Road, Santa Ysabel

MLS® #NDP2608996

\$800,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 34.01 Acres

Mesa Grande, Santa Ysabel, CA

Beyond the gates of a private enclave lies Meadow Ranch, an exceptional 34+/- acre retreat defined by ancient oaks, open meadows, and the quiet beauty of San Diego Countys backcountry. Two meandering seasonal creeks converge toward a broad pond basin beneath mature trees, creating a picturesque setting rich with wildlife and privacy. A comfortable approx. 1,200 sq. ft. three-bedroom, two-bath residence with bonus room provides an inviting home base, with a covered and screened porch overlooking the oak-framed natural pond area. Substantial usable acreage offers exciting potential for a larger private estate or family retreat. Envision a new primary residence with the existing home potentially transitioning to an ADU, plus room for barns, workshops, equestrian improvements, gardens or orchards. A private well, water storage, underground electric, A72 zoning and an O animal designator support the propertys rural versatility. Within easy reach of Julian, Santa Ysabel Preserve, Lake Henshaw and Palomar Mountain, Meadow Ranch is a rare opportunity to enjoy substantial acreage, privacy and the freedom to create something lasting.



Built in 1982

Essential Information

MLS® # NDP2608996

Price \$800,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	34.01
Year Built	1982
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	25222 Black Canyon Road
Area	SANTA YSABEL (92070)
Subdivision	Mesa Grande
City	Santa Ysabel
County	San Diego
State	CA
Zip Code	92070

Amenities

Utilities	Electricity Connected,Propane,Underground Utilities
View	Mountains/Hills,Panoramic,Other/Remarks,Pasture,Creek/Stream,Meadow,Trees/Woods
Pool	N/K

Interior

Cooling	N/K
Fireplace	Yes
# of Stories	1
Stories	1 Story

Additional Information

Date Listed	September 26th, 2026
Days on Market	1
Zoning	A72, Ã¢â‚¬Å“OÃ¢â‚¬Å”
Listing Office	Chameleon, DBA Red Hawk Realty

Listing Details

Listing Office	Chameleon, DBA Red Hawk Realty
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Listing information last updated on October 3rd, 2026 at 7:56am PDT