

# \$295,000 - 15626 Mathew, Valley Center

MLS® #NDP2602610

**\$295,000**

Bedroom, Bathroom,  
Land on 2.68 Acres

N/A, Valley Center, CA

Great opportunity to own 2.68 acres with gorgeous views in Valley Center. This parcel is situated on a serene hill that overlooks Palomar Mountain and the nearby foothills. This parcel allows for the construction of one custom home, + 1 ADU offering the perfect site to create your dream residence. The versatile land use is ideal for a variety of agricultural pursuits, including fruits, vegetables, flowers, and animals (subject to county regulations). 1-inch water meter has already been assigned and paid for - the only remaining cost is \$700-\$1,000 for backflow device. The well has not been used in many years, but prior production was between 10GPM - 15GPM. Fire Hydrant and overhead electric are both nearby. Per the Parcel Map, there is a Health Department Certificate for a 4 bdrm septic approval. Conveniently located near Woods Valley Rd with easy access to Escondido and Bear Valley Pkwy. With close proximity to Lake Wohlford, parks with trails, and minutes away from major freeways. A short drive to the beaches makes it easy to enjoy coastal activities. This is an exceptional opportunity to invest in a developing area with endless possibilities for custom homes and agricultural ventures. Don't miss out on the chance to own this prime piece of land in Valley Center! \*\*The adjacent 2.3 acre parcel is also listed for sale - 15642 Mathew Rd.\*\*



## Essential Information

|          |            |
|----------|------------|
| MLS® #   | NDP2602610 |
| Price    | \$295,000  |
| Acres    | 2.68       |
| Type     | Land       |
| Sub-Type | Lots/Land  |
| Status   | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15626 Mathew          |
| Area        | VALLEY CENTER (92082) |
| Subdivision | N/A                   |
| City        | Valley Center         |
| County      | San Diego             |
| State       | CA                    |
| Zip Code    | 92082                 |

### Amenities

|           |          |
|-----------|----------|
| Utilities | Electric |
| Has Pool  | Yes      |

### Interior

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | March 19th, 2026     |
| Days on Market | 107                  |
| Listing Office | Cabrillo Team Realty |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Cabrillo Team Realty |
|----------------|----------------------|

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

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