

\$969,000 - 2449 Primrose Ave, Vista

MLS® #NDP2609005

\$969,000

4 Bedroom, 3.00 Bathroom, 2,187 sqft
Residential on 0.37 Acres

N/A, Vista, CA

Perched along an elevated contour in the foothills of Vista, this beautifully upgraded and meticulously maintained 4-bedroom, 3-bath home offers peaceful hillside living, panoramic views, refreshing breezes, and an exceptionally versatile floor plan. Set on an impressive 16,265+ sq. ft. lot over one-third of an acre, the property delivers space, privacy, flexibility, potential for ADU and value with OWNED SOLAR, TESLA EV Charging Station AND TESLA POWERWALL, no monthly HOA, and no Mello-Roos. Inside, luxury vinyl plank flooring flows throughout, complemented by an upgraded kitchen with stainless steel appliances, a wood-burning fireplace, central A/C, and a tankless water heater. With 3 bedrooms including the primary and the main living spaces located on the upper level, the home lives much like a single story while taking full advantage of the elevated setting and surrounding views. The lower level adds even more versatility with its own separate entrance, kitchen, 1-bedroom, full bath, and stackable washer and dryer. It can be closed off from the main residence, creating an ideal setup for extended family, guests, a private workspace, or potential rental income. Each level also offers its own laundry, including a full-size washer and dryer in the garage. Outside, the oversized yard is a standout more than one-third of an acre with plenty of room to entertain, garden, play, or simply relax and enjoy the peaceful hillside setting. Another major advantage: the property is NOT located



within a High or Very High Fire Hazard Severity Zone, an increasingly important consideration fo

Built in 1977

Essential Information

MLS® #	NDP2609005
Price	\$969,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,187
Acres	0.37
Year Built	1977
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	2449 Primrose Ave
Area	VISTA (92083)
Subdivision	N/A
City	Vista
County	San Diego
State	CA
Zip Code	92083

Amenities

Parking Spaces	2
# of Garages	2
View	Mountains/Hills,Panoramic,Neighborhood,City Lights
Pool	N/K

Interior

Appliances	Dishwasher,Dryer,Microwave,Refrigerator,Washer,Electric Oven,Ice Maker,Vented Exhaust Fan
Cooling	Central Forced Air
Fireplace	Yes

Fireplaces	FP in Living Room
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# of Stories	2
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Stories	2 Story
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Exterior

Roof	Shingle
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School Information

District	San Marcos Unified School Distri
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Additional Information

Date Listed	September 26th, 2026
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Days on Market	13
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Zoning	R-1: SINGL
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Listing Office	RE/MAX Connections
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Listing Details

Listing Office	RE/MAX Connections
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