

\$295,000 - 564 Rolling Hills, Vista

MLS® #NDP2603322

\$295,000

Bedroom, Bathroom,
Land on 0.32 Acres

N/A, Vista, CA

Most people who want to build from scratch spend the first year buried in paperwork, chasing approvals, and waiting on utilities. This lot is past all of that. Located in Vista on a 13,452 square foot lot zoned RS, the plans have already been submitted for a 2 bedroom, 1 bathroom home at 792 square feet with a 484 square foot garage. Some permit fees have already been paid. The next owner comes in with a running start, not a blank page. The utilities tell the same story. Water runs through the property. Underground electrical easements are in place and the SDG&E fee has been paid. Sewer is at the street corner of the property. The infrastructure that typically costs a buyer months of time and thousands of dollars to set up is already positioned and ready. One note worth knowing: the permits have expired. They will need to be renewed. But the foundation of the approval process has already been established, which puts the next owner significantly ahead of starting from zero. For a buyer who has been waiting for the right lot at the right terms, the seller is willing to carry the note, or trade. That kind of flexibility is rare and changes what this opportunity looks like for the right buyer. Vista sits at the center of everything North San Diego County offers. Established neighborhoods, central location, and a community that holds its value. This is where you plant something that lasts. If you are ready to build, the hardest part is already behind you.



Essential Information

MLS® #	NDP2603322
Price	\$295,000
Acres	0.32
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	564 Rolling Hills
Area	VISTA (92083)
Subdivision	N/A
City	Vista
County	San Diego
State	CA
Zip Code	92083

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Exterior

Lot Description	Curbs
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Additional Information

Date Listed	April 8th, 2026
Days on Market	149
Listing Office	eXp Realty of Southern CA

Listing Details

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Listing information last updated on October 8th, 2026 at 9:08pm PDT