



JUST LISTED · ESCONDIDO, CALIFORNIA

17535 Bear Valley Lane

Escondido, CA 92027

OFFERED AT

\$1,650,000

12+ ACRES • 2 HOMES + GUEST HOUSE
8 BED / 5 BATH TOTAL • PAID-OFF SOLAR

THE PROPERTY

A One-of-a-Kind Hilltop Estate

Tucked into the oak-studded hills above Escondido, 17535 Bear Valley Lane is more than a home — it's a working slice of Southern California paradise. Spread across more than 12 agricultural acres, the property offers **two separate homes plus a poolside guest house**, a Pebble Tec pool, an outdoor pizza oven, a wine cellar, paid-off solar with Tesla battery storage, and an orchard so abundant it reads like a farmer's market menu.

Whether you're dreaming of a multi-generational compound, an income-producing estate, a private events setting, or simply room to breathe with views for days — this is a rare canvas with the kind of flexibility you almost never find. Set far back from the road, it's exceptionally private and

12+

ACRES

2+1

HOMES & GUEST HSE

8 / 5

BEDS / BATHS

100+

FRUIT TREES

\$0

SOLAR OWED





THE LAND & LOCATION

12+ Acres, Views for Days

Rolling oak woodland, terraced gardens, winding drives and wide-open ridgelines — the setting is exceptionally private and secluded, with panoramic views in nearly every direction. There's room to roam, room to grow, and room to build the life you've been picturing.

The land is **zoned agricultural**, with a mature orchard and established gardens already in place. It's the kind of property that rewards both the hobby farmer and the buyer who simply wants elbow room and a sunset worth coming home to.

BUYER OPPORTUNITY

Agricultural Zoning & Financing

Because the property is zoned agricultural, buyers may be able to explore an **agricultural loan** — a financing avenue worth asking your lender about.

Zoning, permitted uses & financing should be independently verified with the County of San Diego.

RESIDENCE ONE

The Main Home

3 Bed · 2 Bath · Built 1977 · Manufactured Home

Warm, light-filled and thoughtfully updated, the main residence pairs a wall of windows framing the hills with an open, modern layout. The heart of the home is a generous island kitchen that flows straight into the living and dining space — effortless for everyday family life and just-as-easy for hosting.



RECENT UPDATES & FEATURES

- ▶ Updated kitchen with large island
- ▶ New flooring throughout
- ▶ Freshly painted exterior
- ▶ Walls of windows & vaulted wood ceilings
- ▶ Open-concept living & dining
- ▶ Wraparound deck overlooking the pool
- ▶ Outdoor pizza oven near the home



RESORT LIVING & THE GUEST HOUSE

Pool, Guest House & Wine Cellar

The sparkling **Pebble Tec pool** is the centerpiece of the outdoor living space — framed by mature oaks, stone decking and string-lit evenings made for gathering. Mornings on the ridge, afternoons by the water, sunsets that put on a show.

Just off the pool sits a charming **1 bed / 1 bath guest house** — ideal for guests, extended family or a private retreat. Tucked **underneath is a wine cellar**, a rare and delightful bonus for the collector or the entertainer.



RESIDENCE TWO

The Second Home

4 Bed · 2 Bath · Private & Separate

On the far side of the property sits a spacious **4 bedroom / 2 bath second home** — its own privacy and its own personality. Soaring wood-beam ceilings, a cozy stone fireplace, a bright galley kitchen and a wraparound deck make this a true second home, not an afterthought.

Perfect for multi-generational living, long-term guests, a caretaker, or rental income — the flexibility here is the whole point.

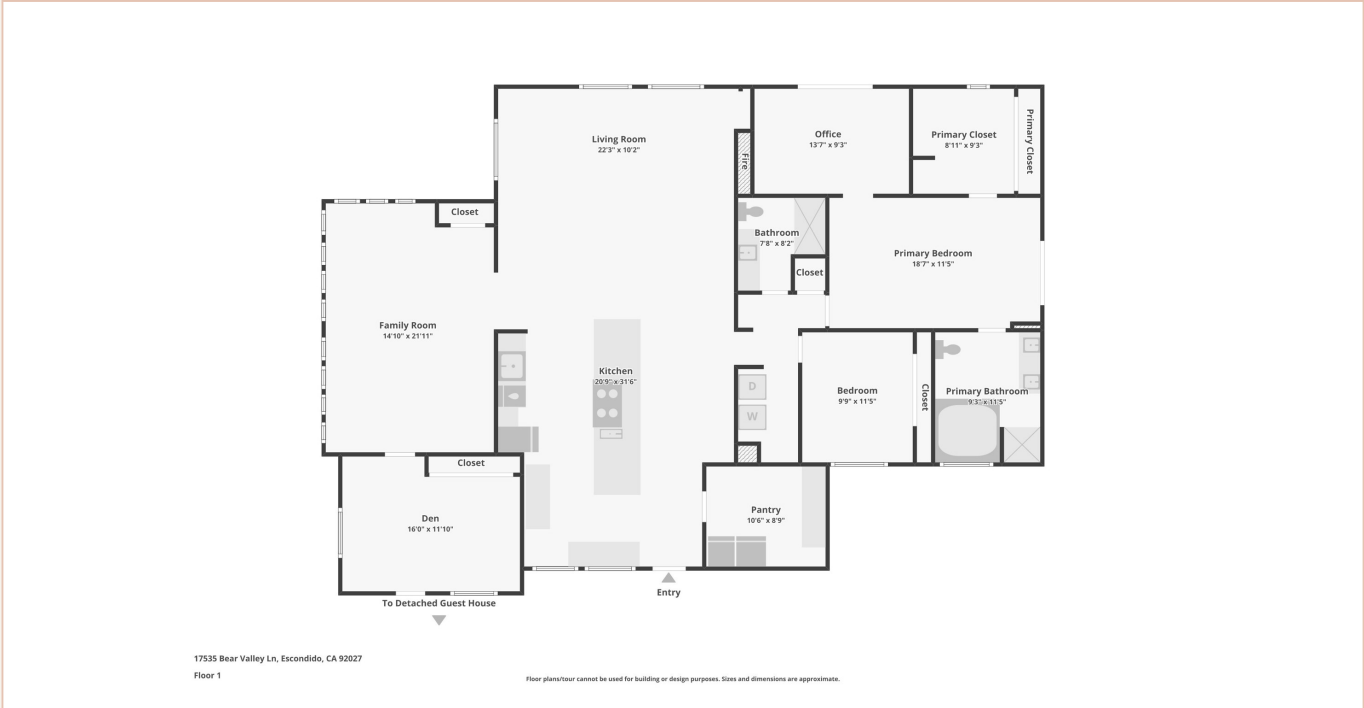


FLOOR PLANS

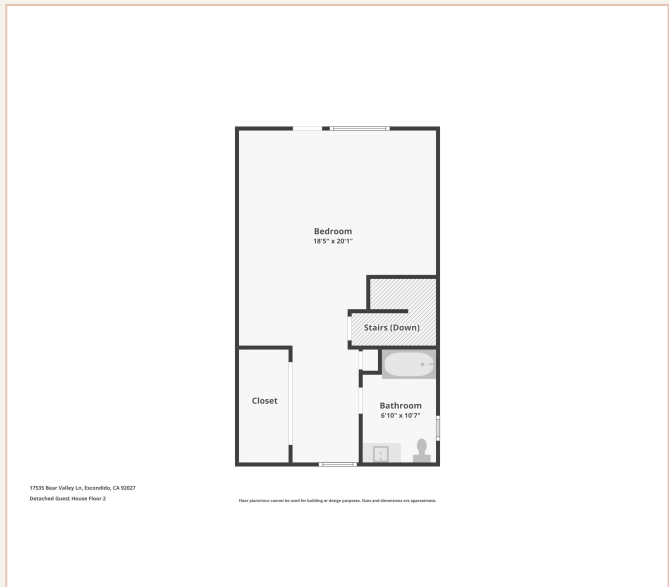
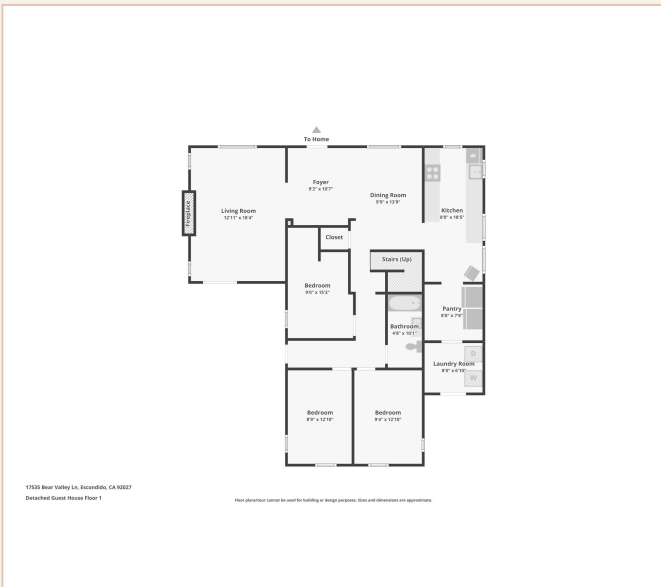
The Layout

A look at how it all comes together — the updated main home and the detached second home.

MAIN HOME · 3 BED / 2 BATH



DETACHED SECOND HOME · TWO LEVELS



POWERED FOR INDEPENDENCE

Energy, Self-Reliance & Smart Ownership

This is an estate built to take care of itself. **Fully paid-off solar** spans the rooftops, paired with **Tesla Powerwall battery storage** — meaning lower bills, energy resilience, and real peace of mind out here in the hills.



Owned Solar

Paid in full across multiple rooftops — no lease, no loan to assume.

Tesla Battery

Powerwall storage for backup power & energy independence.

3 Buildings

Two homes, a guest house & outbuildings — live in one, host or rent the others.

Multi-family & income potential: with two separate homes plus a guest house, the property lends itself beautifully to multi-generational living, hosting, or generating rental income — all on one remarkable parcel.

Four separate septic systems: independent systems serve the main home, the poolside guest house and the second home — plus a dedicated fourth system for the two bathrooms by the orchard & wedding area.

An Edible Paradise

More than **100 fruit trees, vines and berry plants** are established across the property — from citrus and stone fruit to avocados, persimmons, grapes, figs and rare finds like finger lime and elderberry. Picture year-round harvests, fresh juice off your own trees, and a landscape that quite literally gives back.



Citrus

Orange, lemon, lime, grapefruit,
tangelo, kumquat & more

Stone Fruit

Peach, nectarine, apricot, plum, cherry
& saturn peach

Vines & Berries

Grapes, kiwi, passion fruit, raspberry,
blackberry, elderberry

Full inventory by location on the following page →

ORCHARD INVENTORY

Fruit Trees by Location

BY THE POOL HOUSE

Orange — Juice
Orange — Navel
Orange — Cara Cara
Grapefruit (white / pink)
Tangelo ×2
Lemon ×2

BY THE FRONT YARD

Nectarine (dwarf)
Crab Apple

FRONT STEPS

Concord Grapes

FRONT DRIVEWAY

Pear (green)

BACK YARD

Concord Grapes
Kumquats
Pomegranate
Nectarine ×2
Kaffir Lime
Peach
Passion Fruit
Avocado ×4
Kiwi (female)
Red Seedless Grapes
Green Seedless Grapes

TIER AREA

Pear

WEDDING AREA — UP TO OTHER HOUSE

Persimmon ×3
Grapefruit (white)
Tangerine
Blood Orange
Apricot
Peach / Apricot
Plum
Nectarine
Apple ×2
Avocado ×2
Lime
Tangelo
White Pomegranate
Pink Lemonade (lemon)
Mandarin Tangerine
Raspberries
Blackberries
Elderberries
White Plum
Apple / Asian Pear
Asian Pear
Saturn Peaches
Sweet Mexican Lime
Cherries ×2
Olive
Finger Lime
Tiger Fig ×2

Inventory transcribed from the owners' records and provided as a courtesy. Tree counts, varieties & condition are approximate and not guaranteed — buyer to verify.



THE OPPORTUNITY

So Many Ways to Live It

A Private Event Setting

The owners have hosted a **family wedding** on the grounds — the terraced gardens, oak canopy and valley views make a naturally beautiful backdrop for gatherings, with **two on-site bathrooms** already in place near the orchard.

Multi-Family & Income

Two homes plus a guest house open the door to multi-generational living, guest accommodations, or rental income — all behind one private gate.

PLEASE NOTE

Any commercial, event, agricultural or additional-dwelling use — including weddings or rentals — should be independently verified with the **County of San Diego** for required permits, approvals and allowable uses. Information herein is deemed reliable but not guaranteed; buyer to verify all details to their own satisfaction.



17535 BEAR VALLEY LANE

Escondido, CA 92027

Offered at \$1,650,000

12+ agricultural acres • two homes plus a guest house • Pebble Tec pool • pizza oven • wine cellar • paid-off solar with Tesla battery storage • four septic systems • 100+ fruit trees. Very private & secluded. Shown by appointment.

LISTING AGENT — FOR AGENT USE ONLY

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For marketing purposes only. Cash or specialized financing only — many structures are unpermitted and the main (manufactured) home has no recorded HCD 433A. All information herein is deemed reliable but not guaranteed and should be independently verified. Square footage, lot size, acreage, zoning, permits, dwelling counts, septic, solar, tree counts and any potential uses — including agricultural, rental, additional-dwelling or event/wedding use — are approximate and not warranted. Buyers are advised to conduct their own due diligence and confirm all permits and permitted uses with the County of San Diego and appropriate professionals. The listing brokerage assumes no liability for errors or omissions. Equal Housing Opportunity.