CUSTOM UPGRADES & FEATURES

312 PICO DE LA LOMA | ESCONDIDO, CA 92029

An Architecturally Reimagined Retreat in the Treetops of Lomas Serenas

PROPERTY HIGHLIGHTS

- 4 bedrooms | 3 bathrooms | 3,044 sq. ft. | 0.73 acres | 3-car garage
- Extensively custom-renovated residence with new designer finishes, natural stone, custom woodwork, and architectural details
- Quiet cul-de-sac in Lomas Serenas with sweeping mountain views and exceptional privacy
- Two living areas, generous dining spaces, and multiple indoor-outdoor entertaining areas
- Private primary suite with sitting area, courtyard access, and spa-inspired bathroom
- New expansive mountain-view deck with custom ironwork
- Nearly three-quarters of an acre with potential for a pool, ADU, sport court, or gardens, subject to approvals

NEW CUSTOM KITCHEN & BREAKFAST NOOK

- Redesigned kitchen with new custom wood cabinetry and extensive storage
- New quartz countertops, designer cabinet hardware, oversized sink, and faucet
- All-new appliances, garbage disposal, and plumbing supply lines
- Custom breakfast nook and coffee bar with additional cabinetry
- New decorative wood paneling and custom millwork throughout

NEWLY RENOVATED PRIMARY SUITE & SPA BATH

- Spacious primary bedroom with private sitting area and secluded courtyard access
- New custom-built soaking tub with intricate travertine tile detailing
- New natural stone bathroom flooring and custom shower tile
- New custom vanity with quartz countertop
- All-new designer shower fixtures, faucets, mirrors, lighting, and hardware
- Generous walk-in closet

ALL THREE BATHROOMS CUSTOM RENOVATED

- Fully renovated bathrooms featuring new natural stone flooring and designer shower tile
- New custom tilework and decorative stone finishes throughout
- New custom vanities, cabinetry, and quartz countertops
- All-new sinks, faucets, shower fixtures, mirrors, lighting, and hardware
- New plumbing fixtures, angle stops, and supply lines

NEW CUSTOM MUDROOM & LAUNDRY

- New custom-built cabinetry with integrated storage and organization
- New utility sink and designer faucet
- Coordinated finishes and functional built-in storage

INTERIOR RENOVATIONS & ARCHITECTURAL DETAILS

- New luxury vinyl plank flooring
- Extensive new custom cabinetry, architectural wall paneling, and decorative millwork
- New custom entertainment bar with glass tile backsplash and beverage cooler

- New smooth-coat fireplace surrounds on both living levels
- All-new designer chandeliers, pendants, decorative fixtures, and recessed lighting
- New light switches and controls
- New interior doors, closet doors, and updated door hardware
- New windows and sliding glass doors
- Custom artisanal hand-painted accents and natural stone finishes
- Two separate living/family rooms, including a lower-level gathering area
- Generous living and dining spaces with abundant built-in storage

NEW OUTDOOR LIVING & LANDSCAPE IMPROVEMENTS

- New expansive wood deck overlooking mature greenery and mountain views
- New custom iron deck railing and concrete-and-iron spiral staircase
- New custom-built concrete breeze block wall
- New large concrete downstairs patio pad and stairs
- New concrete entryway
- New exterior lighting fixtures
- Refreshed landscaping with new plants, trees, and ground cover
- Updated irrigation timers, valves, and controls
- Custom artisanal hand-painted garage door
- Approximately 0.73-acre parcel with flexible outdoor possibilities

GARAGE, PARKING & STORAGE

- Three-car garage with ample driveway parking
- New custom epoxy garage flooring
- Custom hand-painted garage door
- Extensive interior built-in cabinetry and storage
- Substantial under-house storage with potential workshop or hobby use; expansion subject to approvals

MECHANICAL, PLUMBING & SYSTEM IMPROVEMENTS

- Newer HVAC and air-conditioning system with new Nest smart thermostat
- New plumbing supply lines, angle stops, and plumbing fixtures
- ABS main sewer line camera-scoped by a licensed plumber and confirmed in good condition, with no defects identified
- Concrete tile roof, approximately 10 years old
- Updated exterior irrigation timers, valves, and controls

A HOME DEFINED BY CRAFTSMANSHIP, PRIVACY & SETTING

From newly renovated interiors and intricate natural stonework to extensive custom cabinetry and an expansive mountain-view deck, this thoughtfully reimagined home pairs craftsmanship with privacy. Set on nearly three-quarters of an acre in Lomas Serenas, it offers generous living spaces, sweeping views, and move-in-ready convenience.