

# \$795,000 - 1996 Rohn Rd, Escondido

MLS® #250020094SD

**\$795,000**

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 1 Acres

South Escondido, Escondido,

From \$795,000 significantly reduced to \$795,000—an exceptional value for a property of this caliber. This thoughtfully upgraded Escondido home offers refined comfort, energy efficiency, and room to grow. Highlights include designer interior finishes, ductless mini-split systems, solar, and a spacious lot. The detached workshop with roll-up door is ideal for creative or practical use. Freshly improved and move-in ready, this home presents a rare opportunity at an unbeatable new price. . Step into this meticulously upgraded home on an expansive .78-acre lot, offering endless possibilities. A newly installed vinyl fence provides privacy, while a large rear patio cover with air circulation fans creates a comfortable outdoor retreat. The modern kitchen features quartz countertops, white shaker cabinets, a subway tile backsplash, and stainless steel appliances. Inside, the open-concept living area is enhanced by a large front window with a remote-controlled window treatment for added convenience. Each room is equipped with energy-efficient mini-split units for personalized comfort, while the primary suite boasts a custom walk-in closet. A unique highlight of this home is the middle bedroom's hidden secure room, concealed behind a bookshelf door—an ideal space for valuables, personal storage, or added peace of mind. Additional highlights include a spacious detached structure for storage or creative use, a finished garage with epoxy



flooring and built-in storage, and leased solar panels with backup batteries for enhanced energy efficiency. Plenty of space for RV parking, future additions, or recreational use. Don't miss this rare opportunity to own a move-in-ready home that offers both comfort and versatility. Have questions? This home has the answers!

Built in 1968

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 250020094SD             |
| Price          | \$795,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,064                   |
| Acres          | 0.78                    |
| Year Built     | 1968                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | David Breidenbach       |
| Listing Office | Century 21 Affiliated   |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1996 Rohn Rd      |
| Area        | 92025 - Escondido |
| Subdivision | South Escondido   |
| City        | Escondido         |
| County      | San Diego         |
| Zip Code    | 92025             |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 11  |
| Parking        | Door-Multi, Garage, Gated, Private, Concrete, Direct Access, Driveway, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Off Street, On Site, Uncovered |

|              |   |
|--------------|---|
| # of Garages | 2   |
| Garages      | Door-Multi, Garage, Gated, Private, Concrete, Direct Access, Driveway, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Off Street, On Site, Uncovered |
| Pool         | None  |

## Exterior

|              |             |
|--------------|-------------|
| Exterior     | Stucco      |
| Roof         | Composition |
| Construction | Stucco      |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Disposal, Range Hood, Vented Exhaust Fan |
| Heating      | Electric, Heat Pump                                  |
| Cooling      | Heat Pump  |
| # of Stories | 1  |
| Stories      | One  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 27th, 2025 |
| Days on Market  | 83                  |
| Zoning          | R-1:SINGLE          |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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