

# \$798,000 - 3704 La Colusa Dr, San Marcos

MLS® #250023972SD

**\$798,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0 Acres

San Marcos, San Marcos,

Endless Possibilities on a Premier Quarter-Acre Lot in the Heart of San Marcos. Welcome to 3704 La Colusa, a beautifully updated single-level home situated on an expansive corner lot in one of San Marcos' most desirable neighborhoods. Offering a rare combination of move-in ready updates and incredible future potential, this 3-bedroom, 2-bathroom residence sits on a sprawling quarter acre lot, providing endless opportunities to create your dream property. In addition to the main living space, the attached garage is already outfitted with a closet and its own mini split unit, making it the perfect space for a 4th bedroom, home office, gym, or easily convertible attached ADU for multi-generational living or rental income. With a huge side yard ideal for RV or boat parking, and existing water and sewer hookups at the back of the property. The lot offers plenty of space to add a detached ADU, pool, or custom outdoor living space. There's even the option to create a separate driveway for ultimate privacy and flexibility. The interior has been thoughtfully refreshed with brand new carpet and hardwood flooring throughout, a brand new kitchen sink, faucet, and disposal, brand new countertops, fresh interior paint, and upgraded systems including a brand new roof and gutters, new water heater, new sewer line, and new central heat and A/C. A house leak detection and shut-off valve has also been added for peace of mind. Step outside to your own private backyard retreat. Surrounded by



mature, meticulously maintained fruit trees including apple, apricot, lemon, pomegranate, and tangerine. Whether you're enjoying morning coffee on the patio, or soaking up the sunshine, this outdoor space offers unmatched tranquility, privacy, and room to grow. San Marcos has quickly become one of North County's most desirable communities, known for its vibrant energy, family-friendly atmosphere, and abundance of outdoor recreation. Residents enjoy close proximity to top-rated schools, beautiful local parks, and miles of hiking and biking trails that weave through the scenic foothills. This particular neighborhood embodies the best of San Marcos living, well-maintained streets with a true sense of community pride, while still being just minutes from popular shopping centers, local restaurants, and charming coffee shops. Enjoy weekend outings to nearby Discovery Lake, stroll the trails at Double Peak Park for panoramic ocean views, or explore the thriving local brewery and dining scene in San Marcos' growing restaurant corridor. With quick access to Highway 78 and I-15, you're perfectly situated for easy commuting while still enjoying a peaceful, residential setting surrounded by nature. Whether you're drawn to the excellent schools, the abundance of outdoor recreation, or the growing energy of San Marcos' dining and entertainment scene – this location delivers a lifestyle that continues to attract homeowners looking for both connection and convenience. This is more than a home, it's a lifestyle property with incredible versatility, future potential, and a location that simply can't be beat.

Built in 1964

## Essential Information

MLS® #	250023972SD
Price	\$798,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.25
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jenica Martin
Listing Office	Douglas Elliman of California, Inc.

## Community Information

Address	3704 La Colusa Dr
Area	92078 - San Marcos
Subdivision	San Marcos
City	San Marcos
County	San Diego
Zip Code	92078

## Amenities

Parking Spaces	4
Parking	Concrete
# of Garages	2
Garages	Concrete
Pool	None

## Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

## Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed April 9th, 2025

Days on Market 17

Zoning R-1:SINGLE

Short Sale N

RE / Bank Owned N

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