

# **\$849,900 - 530 E 17th Ave, Escondido**

MLS® #250038231SD

**\$849,900**

3 Bedroom, 2.00 Bathroom, 2,248 sqft

Residential on 0 Acres

South Escondido, Escondido,

Classic Ranch style home that has been lovingly maintained by the same owner since 1966. Many improvements and upgrades over the years including dual pane windows, new heating unit, kitchen countertops and ceiling fans. A quick ride to shopping, dining, freeways, schools, Kit Carson Park and the Wild Animal Park! The lot is over 1/3 of an acre which has a gated RV parking area with hookups. The backyard is an oasis that has a deck, low maintenance landscaping and several avocado trees. The expansive yard and deck area are perfect for entertaining and room to play. One bedroom and a bathroom are located at the opposite end of the other 2 bedrooms and bathroom which is ideal for extended family or guests. The central area of the home has a formal dining room, living room, family room with a fireplace and a "leisure room" which opens to the backyard. Plenty of spaces to play, entertain or just relax.

This home was designed for entertaining and enjoying family and friends. Original building plans come with the house. A few cosmetic improvements will make this your new home! Escondido means "hidden valley" and you will see why the original owners lived here for so long! See Supplement for details... This mid-century home has the following features: \* Central heat and AC with newer heating unit. \* Large corner lot with a backyard oasis perfect for entertaining and playtime. \* Tiled front porch that leads to a formal entry into this generous 2248 ESF home. \* Leaded and



stained glass windows. \* Formal living room with plantation shutters and dual pane windows that flood this room with sunlight. \* Most every window and sliding glass door has been replaced with Milgard Windows. \* Formal dining room with south facing window adjacent to the kitchen. \* The family room opens to the kitchen and has a fireplace with raised marble hearth and slump block the fireplace has a gas lighter. Ceiling fan, solar tube, privacy plantation shutter doors that lead to the "leisure room" all make this a fun and wonderful space to relax and entertain. \* The kitchen opens to the family room and has an 11' counter bar perfect for entertaining. Newer fabricated countertops, stainless steel double sink, newer side-by-side Samsung refrigerator, gas cooktop and double oven. The kitchen has a window that overlooks the backyard and recessed lights illuminate your workspace. \* All bedrooms have windows and ceiling fans and ample closet space. One bathroom and bedroom are located at the opposite end of the house which is perfect for guests or extended family. This is a real plus! \* Guest bathroom has a newer shower stall and a large sink counter with lots of cabinet space. This bathroom also has a privacy window. Plus that classic pocket door! \* Primary bedroom has tons of closet space and a built-in dresser. The window has views to the backyard and treetops. Maybe add a deck off of this bedroom one day. \* The "Leisure Room" opens to the backyard and has 2 separate sliding glass doors that combines the outdoors with the indoors. \* The outdoor oasis includes a wood deck (16x15) shaded by a producing avocado tree, fenced for keeping the pets safe and a barbecue that is hooked up to a gas line. This corner lot is 1/3rd acre of mostly low maintenance landscape. At the very lower corner of the property is a gated RV parking spot with hookups. Great space for play and entertaining. \* The oversized garage (23x24)

has a laundry sink and some cabinetry. Attic access for extra storage. The washer and dryer remain with the home. Truly a gem of a home in the great city of Escondido at an exceptional price!

Built in 1966

## Essential Information

MLS® #	250038231SD
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,248
Acres	0.34
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Sharon Hall
Listing Office	Coldwell Banker Realty

## Community Information

Address	530 E 17th Ave
Area	92025 - Escondido
Subdivision	South Escondido
City	Escondido
County	San Diego
Zip Code	92025

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	6
Parking	Asphalt, Direct Access, Driveway, Garage, Garage Door Opener, On Site, Off Street, Private, See Remarks, Uncovered
# of Garages	2
Garages	Asphalt, Direct Access, Driveway, Garage, Garage Door Opener, On Site, Off

Street, Private, See Remarks, Uncovered

Pool None

## Exterior

Lot Description Corner Lot, Sprinkler System  
Roof Rolled/Hot Mop, See Remarks

## Interior

Interior Carpet, Tile  
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, Unfurnished  
Appliances Built-In Range, Barbecue, Double Oven, Dishwasher, Gas Cooking, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Refrigerator, Range Hood, Water Heater  
Heating Forced Air, Fireplace(s), Natural Gas  
Cooling Central Air, Gas  
Fireplace Yes  
Fireplaces Family Room, Gas Starter, Raised Hearth  
# of Stories 1  
Stories One

## Additional Information

Date Listed September 5th, 2025  
Days on Market 4  
Zoning R-E-20  
Short Sale N  
RE / Bank Owned N

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