

# **\$424,900 - 8975 Lawrence Welk Dr # 30, Escondido**

MLS® #250040567SD

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## **\$424,900**

2 Bedroom, 2.00 Bathroom, 1,344 sqft  
Residential on 0 Acres

North Escondido, Escondido,

Single-story 2BR/2BA home in the extremely desirable, 55+ resort living community of the Champagne Village™ in Escondido! Golf course, Pools & Spa™s, bocce & sports courts, dog park, on-site RV storage & parking, guard gated entry w/ concierge entry are just a few of the amenities available to homeowners in this fantastic neighborhood! The home features an open floor-plan w/ a huge living room w/ mountain VIEWS & vaulted ceiling throughout the floor plan, giving it a spacious feel & allowing for tons of natural light throughout the whole house! Upgraded w/ Low-E windows & slider throughout, the kitchen has been remodeled & features 2 skylights in the ceiling, fans in every room, a covered front porch & back deck overlooking the spacious, private backyard area just perfect for outdoor dining & entertaining or enjoying time alone. Hardscape upgrades include stamped concrete & secluded seating area w/ fire pit for those relaxing evenings. Other features include Central AC for cooling the interior, full-size indoor laundry for convenience & walk-in closet in the primary BR, covered carport w/ plenty of room for parking, storage & more. All appliances convey. This home affords all the luxuries of the active 55+ lifestyle community of the Champagne Village in North Escondido. It's a close walk to the Village Hall for the neighborhood gatherings & events, the private golf course & resort-style living amenities & the community is guard-gated w/ no access from



outside guests without the owners permission.  
Monthly HOA fee includes trash & sewer w/  
boat &/ or RV parking included inside the park.  
Home is move-in ready & the best partâ€¦  
there is NO space rent in the Champagne  
Village as you'll OWN the land your home sits  
on. Home has a 433-C 'Cert' on-file & recorded  
with SD County. Come see for yourself!

Built in 1989

**Essential Information**

MLS® #	250040567SD
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Todd Romano
Listing Office	Century 21 Affiliated

**Community Information**

Address	8975 Lawrence Welk Dr # 30
Area	92026 - Escondido
Subdivision	North Escondido
City	Escondido
County	San Diego
Zip Code	92026

**Amenities**

Amenities	Bocce Court, Billiard Room, Clubhouse, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Other, Picnic Area, Pool, Pet Restrictions, Pets Allowed, Recreation Room, RV Parking, Guard, Spa/Hot Tub, Security, Trash
Utilities	Sewer Connected, Water Connected

Parking Spaces	2
Parking	Covered, Carport, Other
Garages	Covered, Carport, Other
View	Mountain(s)
Has Pool	Yes
Pool	Community, Association
Security	Security Gate, Gated Community, Security Guard

## Exterior

Exterior	Other, Vinyl Siding
Roof	Composition
Construction	Other, Vinyl Siding

## Interior

Interior Features	Separate/Formal Dining Room, See Remarks, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air, Heat Pump
# of Stories	1
Stories	One

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	36
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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