

\$800,000 - 304 Lion Valley Rd, Escondido

MLS® #250044589SD

\$800,000

3 Bedroom, 2.00 Bathroom, 1,476 sqft
Residential on 0 Acres

East Escondido, Escondido,

Feel instantly at home at 304 Lion Valley Road—an inviting single-story residence blends modern upgrades with understated elegance. In tip-top shape & move-in ready, it's poised for a smooth close by year's end. The lot offers classic Southern California curb appeal—a mature, drought-tolerant Mediterranean landscape, broad red-brick edged walkways & just a few gentle steps to entry. From the freshly painted blue front door, the living room unfolds with raised ceilings, abundant natural light, a brick gas fireplace to cozy to, and plantation shutters. Warm wood-look laminate flooring extends uninterrupted through the open-concept layout, offering refined, zero-threshold flow. The dining area blends effortlessly with the upgraded kitchen and wide back patio. The kitchen gleams in white with new hardware, solid-surface counters, modern lighting, and a full suite of new LG stainless-steel appliances. Bathrooms are equally renewed with updated lighting, fixtures, & skirted comfort height toilets. The spacious primary suite features a walk-in closet & rear yard access. Outside, enjoy a large patio, raised garden beds, a terraced rear for added privacy, and a roomy storage shed. The finished two-car garage includes the laundry hookups. All recommended roof repairs have been completed.

Built in 1988



Essential Information

MLS® #	250044589SD
Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,476
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Anne Catherine Bowcutt
Listing Office	Anne Catherine Bowcutt Broker

Community Information

Address	304 Lion Valley Rd
Area	92027 - Escondido
Subdivision	East Escondido
City	Escondido
County	San Diego
Zip Code	92027

Amenities

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

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior Features	Walk-In Closet(s), Main Level Primary
Appliances	Dishwasher, Refrigerator, Disposal, Free-Standing Range, Gas Range, Microwave
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	November 21st, 2025
Days on Market	14
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 9th, 2026 at 5:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.