

\$1,188,000 - 455 Ponte Avenue, San Marcos

MLS® #ND25074657

\$1,188,000

4 Bedroom, 3.00 Bathroom, 2,380 sqft
Residential on 1 Acres

San Marcos, San Marcos,

Welcome home to sweeping views, an expansive lot and significant energy savings from owned solar! Perched atop a beautifully manicured 24,394 SF lot, this spacious two-story home is a gardener's paradise and offers a rare combination of indoor comfort, outdoor beauty, and unbeatable value. With multiple entertaining patio, mature, producing fruit trees, and panoramic views, this is California living at its finest. Start your day sipping coffee at sunrise on your extensive covered front patio -- also a phenomenal place to catch enviable views of 4th of July fireworks. Inside, the main level features a formal living room with fireplace, a bright and inviting family room, and a separate dining room located just off the well-appointed kitchen with ample storage, cherry cabinetry and stainless steel appliances. A deep closet under the stairs would make a wonderful walk-in pantry, and you'll love the spacious breakfast nook. Upstairs, the primary suite boasts a remodeled spa-like bath and large closet which create a luxurious private retreat. Three additional generously-sized bedrooms and full bath offer flexibility for family or guests, and one of the bedrooms has large windows offering postcard views of North County. The location couldn't be more ideal with quick access to the 78 freeway making the commute a breeze, and the convenience of close access to just about anything. In addition to nearby golf courses and theaters, you will find 149 restaurants within a 5-mile radius rated 4+ stars, giving



you endless options for dining and local flavor. And in a time when everyone is looking to save money, this home stands out with no Mello Roos, no HOA fees, an extensive, 21-panel solar array which has eliminated any balance on electricity bills, and thoughtfully designed water-efficient irrigation. Whether you're entertaining under the stars, harvesting fruit from your backyard, or simply enjoying the sweeping views, this home is a rare find that checks every box. In addition to the owner solar, the present owner of 12 years has made other thoughtful improvements which include a new roof, beautiful stonework and paving in the rear yard, the complete remodel of all three bathrooms, a gorgeous carriage style garage door, whole house rain gutters, an extensive stamped patio in the front, new air conditioning, updated carpet and floors, and all new appliances and stone counters in the kitchen. Complete list of owner upgrades and improvements is available upon request.

Built in 1984

Essential Information

MLS® #	ND25074657
Price	\$1,188,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,380
Acres	0.56
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brent Humpherys
Listing Office	Humpherys Homes & Estates

Community Information

Address	455 Ponte Avenue
Area	92078 - San Marcos
Subdivision	San Marcos
City	San Marcos
County	San Diego
Zip Code	92078

Amenities

Utilities	Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	2
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front, Paved
View	Mountain(s), Neighborhood, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Prewired, Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Yard, Garden, Near Public Transit, Value In Land
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Carpet, See Remarks, Stone
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Recessed Lighting, All Bedrooms Down, Primary Suite, Breakfast Area, Coffered Ceiling(s), Eat-in Kitchen
Appliances	Electric Range
Heating	Central, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

School Information

District San Marcos Unified

Additional Information

Date Listed April 5th, 2025
Days on Market 3
Zoning R1
Short Sale N
RE / Bank Owned N

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