

\$1,099,000 - 2199 Woodland Heights, Escondido

MLS® #NDP2504282

\$1,099,000

4 Bedroom, 3.00 Bathroom, 2,336 sqft

Residential on 0 Acres

Emerald Heights (440), Escondido,

Price reduced and ready to sell! Hilltop Luxury with PANORAMIC Views in Guard-Gated Emerald Heights! Perched at the end of a quiet cul-de-sac in the exclusive Emerald Heights community, this one-of-a-kind hilltop home offers unmatched privacy & sweeping scenic valley views from nearly every room. With no homes behind, across the street, or to one side, enjoy the tranquility of a premium lot that captures refreshing sea breezes and a true sense of escape. Lovingly maintained by its original owners, this spacious home features a light-filled layout with French doors opening from the primary suite to a private balcony—the perfect spot for morning coffee or evening sunsets. The luxurious primary bath is oversized and well-appointed. Additional upgrades include a 4.58 kW solar system, attic fan, whole-house water conditioning system, and a 3-car finished garage with epoxy flooring and built-in storage. Residents enjoy access to top-rated San Marcos schools, including Richland Elementary and San Marcos Middle, which offer home-to-school bus service, and Mission Hills High. The resort-style amenities at Emerald Heights include a 24/7 guard-gated entrance, Olympic-size pool, spa, fitness center, clubhouse, playgrounds, and lighted sports courts. The vibrant HOA hosts community favorites like holiday events, movie nights, Casino Night, and more. Conveniently located near the 15 and 78 freeways, this special home offers easy access to North County shopping, dining, and entertainment.



Donâ€™t miss this rare opportunity to own one of the most private view lots in Emerald Heightsâ€”your North County retreat awaits!

Built in 1992

Essential Information

MLS® #	NDP2504282
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,336
Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mylene Merlo
Listing Office	Mylene Merlo, Broker

Community Information

Address	2199 Woodland Heights
Area	92026 - Escondido
Subdivision	Emerald Heights (440)
City	Escondido
County	San Diego
Zip Code	92026

Amenities

Amenities	Clubhouse, Sport Court, Fitness Center, Maintenance Grounds, Meeting/Banquet/Party Room, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Security, Tennis Court(s), Other Courts, Paddle Tennis, Pets Allowed, Playground
Parking Spaces	6
Parking	Door-Multi, Direct Access, Driveway, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage

View	Mountain(s), Panoramic, Valley
Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	Drip Irrigation/Bubblers, Front Yard, Landscaped
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Interior

Interior Features	All Bedrooms Up
Appliances	Electric Cooktop, Refrigerator, Dryer, Washer, Tankless Water Heater, Trash Compactor, Water Softener
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	San Marcos Unified
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Additional Information

Date Listed	May 1st, 2025
Days on Market	65
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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