

\$1,488,777 - 3369 Vista Way, Vista

MLS® #NDP2504808

\$1,488,777

6 Bedroom, 4.00 Bathroom, 3,355 sqft
Residential on 4 Acres

N/A, Vista,

Welcome to Evergreen Ranch, one of the most wonderful & unique Propertunities in all of North County—a magical estate packed with charm, value, & incredible potential. Set on 4.2 expansive acres, Evergreen Ranch includes a spacious custom home & a classic white barn with two additional units & an office inside. The property has been successfully operated in recent years as both an Airbnb & an event venue, making it a rare opportunity for those looking for a versatile, income-generating investment. From small events held under the giant old-growth Pepper Trees strung with market lights to several other peaceful retreats surrounded by nature, the possibilities here are endless. Enjoy the serenity of your own year-round creek flowing into a private pond with island, variety of mature fruit trees, & a layout that offers tons of room for a nursery, parking, or agricultural pursuits. A custom chicken coop adds to the rural appeal, while endless storage throughout the property supports both hobbyists & entrepreneurs alike. The leach field has been extended in recent years to support expanded use, offering added flexibility for future plans. The main home features wonderful architectural details & curb appeal. Inside, you'll find a remodeled kitchen with granite counters, crisp white cabinets, stainless steel appliances, & plenty of storage. The main floor features a desirable bedroom & bathroom, plus warm & inviting living spaces with wood-beamed ceilings, hardwood floors, ceiling fans, & a Spanish-style fireplace. Both



the family room & the downstairs bedroom open to a covered deck & patio that overlook the lush landscape. Upstairs is the primary suite with an ensuite bath & walk-in closet, two more bedrooms, an additional bathroom, a huge balcony, & an expansive terrace perfect for entertaining or enjoying golden-hour views. The charming barn features a downstairs studio with a dry kitchenette & bathroom, & a 2-bedroom unit upstairs with a full country kitchen, bathroom, & private entrance. These units share a dedicated laundry room located on the lower level, offering the potential for multi-generational living or rental income from day one. More livable square footage can be gained in the barn, too! Potential lot split into 2 parcels. With no HOA, CC&Rs or Mello-Roos, this property is a true canvas for your vision—whether that’s continuing its current uses or transforming it into your personal country escape. With its whimsical, magical setting, this is a rare Vista gem & a smart investment you won’t want to miss.

Built in 1979

Essential Information

MLS® #	NDP2504808
Price	\$1,488,777
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,355
Acres	4.21
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeff Underdahl
Listing Office	eXp Realty of Southern CA

Community Information

Address	3369 Vista Way
Area	92084 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92084

Amenities

Parking Spaces	14
Parking	Direct Access, Driveway, Garage, Gated, Off Street, RV Potential, Boat, Private, RV Access/Parking, See Remarks
# of Garages	4
Garages	Direct Access, Driveway, Garage, Gated, Off Street, RV Potential, Boat, Private, RV Access/Parking, See Remarks
View	Hills, Neighborhood, Panoramic, Trees/Woods, Creek/Stream, Orchard
Pool	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Lot Over 40000 Sqft, TwoToFiveUnitsAcre

Interior

Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Primary Suite, Walk-In Closet(s), See Remarks, Storage, Workshop
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	2
Stories	Two

School Information

District	Bonsall Unified
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Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R-1:Single Fam-Res
Short Sale	N

RE / Bank Owned N

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