

# \$1,195,000 - 1108 Blue Bird Canyon Trail, Vista

MLS® #NDP2506831

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## \$1,195,000

4 Bedroom, 3.00 Bathroom, 3,096 sqft  
Residential on 1 Acres

N/A, Vista,

Welcome to 1108 Blue Bird Canyon Trail â€” where country charm meets suburban convenience. This expansive single-level home sits on a beautifully flat and fully usable 1.24-acre lot in the desirable foothills of Vista. With 3,096 square feet of living space, the property features 4 spacious bedrooms + a bonus room, 3 bathrooms, and a thoughtfully designed layout that includes formal living and dining rooms, a cozy family room with fireplace, and an open-concept kitchen ideal for entertaining or everyday living. The standout feature of this property is the land itselfâ€”rarely do you find such a level, accessible lot with this much potential. Whether you dream of building a detached guest house (ADU), adding a sparkling pool and outdoor kitchen, planting a vineyard or orchard, or simply enjoying the wide-open space for recreation or RV parkingâ€”this property offers the flexibility to make it your own. The homeâ€™s orientation takes full advantage of panoramic valley and hillside views, creating a peaceful, private retreat that still provides quick access to town, major freeways, and Vistaâ€™s growing food and arts scene. Other highlights include ample parking, a 3-car garage, and the potential to modernize or expand the existing footprint. This is an exceptional opportunity for someone seeking elbow room, investment potential, or simply the peace and quiet of rural living with city conveniences close at hand.



Built in 1981

**Essential Information**

MLS® #	NDP2506831
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,096
Acres	1.24
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steve Ploetz
Listing Office	Realty ONE Group Pacific

**Community Information**

Address	1108 Blue Bird Canyon Trail
Area	92084 - Vista
Subdivision	N/A
City	Vista
County	San Diego
Zip Code	92084

**Amenities**

Parking Spaces	3
# of Garages	3
View	Hills, Meadow, Orchard, Rocks
Pool	None

**Exterior**

Lot Description	Back Yard, Front Yard, Secluded
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**Interior**

Interior Features	Atrium, Walk-In Closet(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room

# of Stories	2
Stories	Two

### **School Information**

District	Vista Unified
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### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R1-Single Family Resident
Short Sale	N
RE / Bank Owned	N

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