

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

MLS® #NDP2506831

**\$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 – 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 itself – 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 parking – this property offers the flexibility to make it your own. The home’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 Vista’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
-----------------	---------------------------------

## 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
----------	---------------

## Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 22nd, 2026 at 1:20am 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.