

# **\$799,900 - 1230 Portola Avenue, Escondido**

MLS® #NDP2509609

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## **\$799,900**

2 Bedroom, 2.00 Bathroom, 1,450 sqft  
Residential on 0 Acres

N/A, Escondido,

WELCOME TO THIS BEAUTIFULLY UPGRADED SINGLE-STORY GEM IN SOUGHT-AFTER NORTH ESCONDIDO! TUCKED AWAY ON A QUIET, LOW-TRAFFIC STREET, THIS TURNKEY HOME SHOWCASES OVER \$180,000 IN THOUGHTFUL IMPROVEMENTS AND OFFERS THE FREEDOM OF NO HOA! Step inside to find a bright, move-in ready layout featuring fresh interior paint (2025), new luxury vinyl plank flooring throughout (except baths), and smooth ceilings. The remodeled primary suite (2020) boasts a walk-in closet and updated bathroom, while the kitchen (2009), hall bath (2007), laundry room, and interior doors have all been stylishly upgraded. Comfort meets efficiency with dual-pane windows, central heat/AC, attic insulation, an upgraded 125-amp panel, rewired copper outlets/switches, and additional system enhancements for peace of mind. Outside, enjoy low-maintenance living with water-saving landscaping, flagstone walkways, decorative pavers, and multiple patios. The private backyard offers hillside views, while a gated, paved side area provides RV parking or extra storage—complemented by updated fencing (2019 & 2025). A TRUE TURNKEY OPPORTUNITY WITH NO HOA IN ONE OF ESCONDIDO’S MOST DESIRABLE NEIGHBORHOODS—DON’T MISS IT!

Built in 1971



## Essential Information

MLS® #	NDP2509609
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,450
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Boozer
Listing Office	North County Associated Brkrs

## Community Information

Address	1230 Portola Avenue
Area	92026 - Escondido
Subdivision	N/A
City	Escondido
County	San Diego
Zip Code	92026

## Amenities

Utilities	Cable Available, Electricity Connected, Phone Not Available
Parking Spaces	4
Parking	Driveway, Door-Single, Garage, Garage Door Opener, Garage Faces Side, On Street, RV Access/Parking, RV Gated
# of Garages	2
Garages	Driveway, Door-Single, Garage, Garage Door Opener, Garage Faces Side, On Street, RV Access/Parking, RV Gated
View	City Lights, Hills, Mountain(s), Neighborhood, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Rated Drywall

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Yard, Back

	Yard, Drip Irrigation/Bubblers, Gentle Sloping, Landscaped, Lawn, Near Public Transit, Paved, Rectangular Lot, Sloped Up, Sprinklers In Rear
Windows	Blinds, Double Pane Windows, Garden Window(s)
Roof	Metal, See Remarks
Foundation	Concrete Perimeter

## Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Storage, Ceiling Fan(s), Pull Down Attic Stairs, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Heater, Dryer, Built-In, Electric Range, Freezer, Ice Maker, Self Cleaning Oven, Washer, Water To Refrigerator
Heating	Natural Gas, Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Gas, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Escondido Union
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## Additional Information

Date Listed	October 2nd, 2025
Days on Market	11
Zoning	R-1 Single Family Residen
Short Sale	N
RE / Bank Owned	N

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