

\$799,000 - 534 Shadow Hills Drive, San Marcos

MLS® #NDP2510303

\$799,000

3 Bedroom, 2.00 Bathroom, 1,610 sqft

Residential on 0 Acres

N/A, San Marcos,

Welcome to this charming single-story home tucked away in the highly sought-after San Marcos Woods neighborhood! Lovingly maintained by its original owner and on the market for the first time, this inviting home offers an open layout with abundant natural light, a cozy brick fireplace, and smooth ceilings for a clean, updated look. The open kitchen connects seamlessly to the family and dining areas, creating a warm, welcoming flow for everyday living and entertaining. Enjoy laminate flooring throughout, dual-pane windows, brand new interior paint throughout, and a large sliding glass door that opens to a private backyard—perfect for relaxing or gardening. The primary suite features a walk-in closet. Additional highlights include a newer water heater (installed 12/2023), attic lighting and walkway access, and indoor laundry hookups in the garage. Located on a quiet street in a lovely, established neighborhood close to shopping, restaurants, and parks—with low HOA its own park and abundant trails around the Development!



Built in 1979

Essential Information

MLS® #	NDP2510303
Price	\$799,000
Bedrooms	3
Bathrooms	2.00

Full Baths	1
Square Footage	1,610
Acres	0.18
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Boozer
Listing Office	North County Associated Brkrs

Community Information

Address	534 Shadow Hills Drive
Area	92069 - San Marcos
Subdivision	N/A
City	San Marcos
County	San Diego
Zip Code	92069

Amenities

Amenities	Maintenance Grounds, Picnic Area, Trail(s), Pet Restrictions, Playground
Utilities	Electricity Connected, Cable Available
Parking Spaces	4
Parking	Concrete, Driveway, Garage Faces Front, Garage, Private, Direct Access, Door-Single
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front, Garage, Private, Direct Access, Door-Single
View	None
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Lawn, Landscaped, Rectangular Lot, Sprinklers Timer, Gentle Sloping, Near Public Transit, Planned Unit Development, Sprinklers In Rear, Sprinkler System
Windows	Double Pane Windows, Screens, Blinds
Roof	Composition
Construction	Copper Plumbing

Foundation Concrete Perimeter

Interior

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, All Bedrooms Down, Attic, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Gas Cooking, Disposal, Refrigerator, Built-In Range, Dryer, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	1
Stories	One

School Information

District	San Marcos Unified
High	Mission Hills

Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	R-1 Single Family Homes
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 23rd, 2026 at 4:11am 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.