

# \$1,750,000 - 701 Leeward Avenue, San Marcos

MLS® #NDP2602075

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## \$1,750,000

4 Bedroom, 4.00 Bathroom, 2,999 sqft  
Residential on 0 Acres

N/A, San Marcos,

Positioned at the end of a peaceful cul-de-sac in Marinerâ€™s Point, this oversized corner-lot residence offers a rare combination of privacy, open canyon views, and no rear neighbors.

The setting feels calm, spacious, and increasingly hard to find in San Elijo Hills. Spanning nearly 3,000 square feet with 4 bedrooms and 3.5 baths, the home balances refined design with thoughtful functionality and seamless indoor-outdoor living. The approach feels both private and welcoming, with mature landscaping framing the entry and enhancing the sense of arrival. Inside, the main level is designed for everyday ease and effortless entertaining. The expansive kitchen features a large center island, walk-in pantry, and abundant cabinetry, opening directly to the living room with fireplace and sliding doors to the backyard. The flow between spaces supports both gatherings and daily routines with equal comfort. A separate downstairs sitting room with its own fireplace provides additional living space ideal for a media lounge, playroom, or quiet retreat. The former formal dining room is currently configured as a dedicated office, offering valuable work-from-home functionality without sacrificing living areas. A main-level bedroom with private en-suite bath offers practical accommodations for guests or multigenerational living, a layout feature buyers consistently value. Upstairs, the primary suite is thoughtfully positioned for privacy, with a balcony overlooking the



backyard and canyon beyond. The spa-inspired bath includes a centrally positioned soaking tub, dual vanities, a walk-in shower, and an expansive wraparound closet with built-ins. Two additional bedrooms, a spacious bonus room with ocean views, and a dedicated laundry room with sink and extensive cabinetry complete the upper level, offering versatility for evolving household needs. Built-in hallway storage and a generous under-stair closet further enhance daily livability. The backyard is where this property truly distinguishes itself. Recently upgraded with a stunning saltwater pool and spa, the outdoor space was intentionally designed to maximize usability and long-term enjoyment. A built-in BBQ station with refrigerator, bar seating, and expansive prep space anchors the yard, while a gas firepit creates a comfortable gathering area. Low-maintenance turf enhances functionality, and the protected canyon backdrop ensures enduring privacy and unobstructed sunset views. San Elijo Hills is known for its rare blend of community connection and natural beauty. Miles of hiking and walking trails weave throughout the neighborhood, and nearby Double Peak Park offers panoramic coastal and mountain views residents deeply appreciate. The town center brings coffee shops, restaurants, parks, and community events together in a way that feels vibrant yet manageable. Located within the highly regarded San Marcos Unified School District, this home offers a compelling and increasingly scarce balance of privacy, flexibility, and connected community living in one of North County's most established settings.

Built in 2006

## **Essential Information**

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NDP2602075

Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,999
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alan Shafran
Listing Office	SRG

### **Community Information**

Address	701 Leeward Avenue
Area	92078 - San Marcos
Subdivision	N/A
City	San Marcos
County	San Diego
Zip Code	92078

### **Amenities**

Amenities	Management
Parking Spaces	6
Parking	Direct Access, Driveway, Garage, Private
# of Garages	3
Garages	Direct Access, Driveway, Garage, Private
View	Hills, Mountain(s), Ocean, Panoramic, Water
Has Pool	Yes
Pool	In Ground, Private, Salt Water

### **Exterior**

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard, Corner Lot, Near Park
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### **Interior**

Interior Features	Breakfast Bar, Separate/Formal Dining Room, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s),
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	Balcony, Entrance Foyer
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer, Barbecue
Heating	Forced Air, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	2
Stories	Two

### **School Information**

District	San Marcos Unified
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### **Additional Information**

Date Listed	March 4th, 2026
Days on Market	14
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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