

\$1,777,000 - 1955 Friendly, Vista

MLS® #OC25242637

\$1,777,000

3 Bedroom, 2.00 Bathroom, 1,842 sqft

Residential on 5 Acres

Vista, Vista,

Discover the perfect blend of country charm and versatile living at this ranch-style home situated on 4.5 acres of fully usable land in the unincorporated area of Vista. The property offers endless opportunities for horses, hobbies, private events, or even weddings and gatherings in a serene park-like setting. This single-story home features 3 bedrooms and 2 bathrooms, a gated driveway, and ample parking for RVs, boats, trailers, and guests. An oversized detached two-car garage provides additional space for storage or a workshop. A seasonal natural creek runs through the property, adding to its peaceful atmosphere and charm. Enjoy outdoor amenities such as an above-ground hot tub with surrounding deck, an exterior sauna (ready to be hooked up), and outdoor restroom facilities ideal for private parties or groundskeepers. The property also includes an outbuilding—perfect for a greenhouse, art studio, or your creative vision—as well as a corral once used for horses. Currently, the property features geodesic dome tents with deck platforms for unique glamping experiences or private events (not permit structures and are removable). Save in water fees with the functional private well that services the property, providing water for all landscaping and exterior irrigation needs. With its spacious grounds, mature trees, and tranquil surroundings, this property is ideal for entertaining, recreation, or simply enjoying the country lifestyle—just minutes from shopping,



dining, and the heart of Vista.

Built in 1937

Essential Information

MLS® #	OC25242637
Price	\$1,777,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,842
Acres	4.50
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Billy Long
Listing Office	Balboa Real Estate, Inc

Community Information

Address	1955 Friendly
Area	92084 - Vista
Subdivision	Vista
City	Vista
County	San Diego
Zip Code	92084

Amenities

Parking Spaces	2
Parking	Garage, On Site, Private, Driveway Level, Gravel, Guest, Other, Oversized, Paved, Pull-through, RV Access/Parking, See Remarks
# of Garages	2
Garages	Garage, On Site, Private, Driveway Level, Gravel, Guest, Other, Oversized, Paved, Pull-through, RV Access/Parking, See Remarks
View	Hills, Meadow, Pasture, Trees/Woods, Valley
Pool	None
Security	Security System, Security Gate

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Lawn, Agricultural, Cul-De-Sac, Greenbelt, Horse Property, Landscaped, Level, Ranch, Yard
Foundation	Raised, See Remarks

Interior

Interior	Wood
Interior Features	Storage, All Bedrooms Down, Pantry
Appliances	Built-In Range, Convection Oven, Dishwasher, Range Hood, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Outside
# of Stories	1
Stories	One

School Information

District	Vista Unified
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Additional Information

Date Listed	October 20th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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