

# **\$829,000 - 24136 Gymkhana Rd, Ramona**

MLS® #PTP2407455

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## **\$829,000**

3 Bedroom, 2.00 Bathroom, 1,714 sqft  
Residential on 1 Acres

N/A, Ramona,

This exceptional .96-acre property offers the perfect blend of privacy, functionality, and charm. Set back hundreds of feet from the street, your new home provides peace and quiet while offering breathtaking southeastern views of the International Equestrian Center, SDCE, and the surrounding mountains. Key Features and Upgrades Include: Solar Energy: Owned 15.2 kW DC system (installed June 2022 by Stellar Solar) with a 25-year warranty and per-panel monitoring. Installed with ADU expansion in mind, this system includes two 240V outlets for EV charging or a welder, plus a third outlet for the dryer. Energy-Efficient Windows: Anlin Bayview Series windows (installed May 2022 by JWG Windows) with a lifetime warranty, including a sliding door with an integrated pet door. Modern Flooring and Carpet: Luxury vinyl plank flooring throughout most of the home and new carpet in the loft (November 2023). New Roof: Installed February 2024 by Roofmasters, with a 25-year warranty. Improved Insulation: Added November 2023 for enhanced energy efficiency. The terraced layout of the property is designed for versatility. The upper section houses the main residence, while the expansive lower section is ideal for building an Accessory Dwelling Unit (ADU)â€”perfect for guests, extended family, or rental incomeâ€”without obstructing the stunning views. Whether you envision a cozy guesthouse, a private rental, or a workspace, the potential is endless. Equestrian



enthusiasts will still appreciate the 96x48 paddock with a run-in, ample space for a horse trailer, and direct access to the neighborhood trail network right from the driveway.

You're less than 0.25 miles from the International Equestrian Center, where you can enjoy turnouts, arenas, and trails.

Custom-designed and filled with natural light, the home features vaulted ceilings, clearstory windows, and thoughtfully placed sliders and French doors that create seamless indoor-outdoor living. From the primary bedroom, step onto your private patio or gaze at the stars through the unique custom roofline. The heart of the home is the kitchen, which opens to the family room. With a low bar for casual seating, dual ovens perfect for entertaining, and a hands-free kitchen sink, it's designed for both practicality and style. The stainless steel refrigerator, new in 2022, features Dutch doors and a freezer drawer.

The adjacent family room offers a cozy retreat with a fireplace, making it the perfect spot to gather on cooler evenings. Fruit trees—including Meyer lemon, Hass avocado, peach, pear, nectarine, fig, and apricot—dot the property, with a complete irrigation system to keep them thriving.

Windows: Anlin Bayview Series windows (installed May 2022 by JWG Windows) with a lifetime warranty, including a sliding door with an integrated pet door. A versatile loft space overlooks the living room, making it ideal as a home office, game room, or theater. The skylight above floods the area with natural light, creating a bright and inviting atmosphere.

There's even room for a convertible sofa or futon to accommodate guests. Off the loft, you'll find a large, easily accessible attic for convenient storage. Fruit trees—including Meyer lemon, Hass avocado, peach, pear, nectarine, fig, and apricot—dot the property, with a complete irrigation system to keep them thriving. With serene southern views from the

living and dining rooms, proximity to equestrian amenities, and the ability to create an ADU, this property is ready for its next chapterâ€”offering limitless potential for living, entertaining, and income opportunities.

Built in 1979

## Essential Information

MLS® #	PTP2407455
Price	\$829,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,714
Acres	0.96
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Lisa Guasti
Listing Office	Century 21 Affiliated

## Community Information

Address	24136 Gymkhana Rd
Area	92065 - Ramona
Subdivision	N/A
City	Ramona
County	San Diego
Zip Code	92065

## Amenities

Amenities	Tennis Court(s), Horse Trails, Trail(s)
Parking Spaces	9
Parking	Attached Carport, Carport, Covered
# of Garages	2
Garages	Attached Carport, Carport, Covered
View	Hills, Canyon, City Lights, Rocks

Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Near Park, Sprinkler System, Close to Clubhouse, Horse Property, Rolling Slope, Secluded, Sloped Up, ZeroToOneUnitAcre
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## Interior

Interior Features	Primary Suite, All Bedrooms Down, Loft
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Ramona Unified
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## Additional Information

Date Listed	November 6th, 2024
Days on Market	74
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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