

# \$479,000 - 8975 Lawrence Welk Dr # Spc 91, Escondido

MLS® #PTP2501267

**\$479,000**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 2 Acres

N/A, Escondido,

**\$120K+ UPGRADES\*\* PAID SOLAR + TESLA BATTERY\*\* GATED \*\* VIBRNT & ACTIVE 55+ Community\*\*** Nestled in the tranquil, scenic beauty of Champagne Village, this beautifully maintained home offers comfort, style, and over \$120K in upgrades. Enjoy paid solar and battery (2019), brand-new roof (2023), and a leaf filter system (2024), ensuring efficiency and peace of mind. The remodeled kitchen (2013) provides a modern touch, while the A/C with Nest thermostat (2019) keeps the home perfectly climate-controlled. Additional conveniences include indoor laundry and an exterior storage shed.\* Set in a vibrant, active 55+ gated community, Champagne Village is more than just a place to live—it's a lifestyle! Surrounded by breathtaking mountain views, residents enjoy a variety of amenities, including pickleball courts, heated pool, hot tub, clubhouse, billiard room, horseshoe pits, RV parking, tennis courts, putting green, dog park, and fitness center. With a busy event calendar full of social gatherings, activities, and entertainment, there's always something fun to do! Offering easy access to downtown San Diego, this welcoming community is the perfect place to call home.



Built in 1998

## Essential Information

MLS® #

PTP2501267

Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	1.70
Year Built	1998
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Vinny Morineau
Listing Office	The Avenue Home Collective

## Community Information

Address	8975 Lawrence Welk Dr # Spc 91
Area	92026 - Escondido
Subdivision	N/A
City	Escondido
County	San Diego
Zip Code	92026

## Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Pickleball, Pool, Spa/Hot Tub, RV Parking
Parking Spaces	2
View	Mountain(s)
Has Pool	Yes
Pool	Community, Association, Heated

## Exterior

Lot Description	Level
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## Interior

Appliances	Dishwasher, Disposal
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District Escondido Union

## Additional Information

Date Listed January 16th, 2025  
Days on Market 30  
Zoning R-1: Single Fam-Res.  
Short Sale N  
RE / Bank Owned N

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