

# **\$1,349,900 - 2865 Via Dieguenos, Alpine**

MLS® #PTP2506951

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**\$1,349,900**

4 Bedroom, 3.00 Bathroom, 3,584 sqft

Residential on 2 Acres

N/A, Alpine,

Stunning remodeled to like-Brand-New 4-bedroom Palo Verde Ranch estate on 2 acres with sweeping lake views, breathtaking sunsets, and a sparkling pool and spa!

Tranquil courtyard and stately double doors open into a modern Spanish-style home with vaulted ceilings, exposed beams, and an inviting open-concept layout. The chef's kitchen boasts a large gas island, high end cabinets, peninsula with seating, built-in oven and warming drawer, walk-in pantry, and brand new stainless appliances. Brand new luxury vinyl plank flooring, new paint, brand new matching quartz countertops throughout the home, and new dual zone HVAC!

Entertainer's dream backyard has panoramic views, a cozy fire pit for evenings under the stars, and a resort-style pool and spa with cascading waterfall - with brand new plaster, heater, and pump. The expansive primary suite features patio access, a private yard, tiled walk-in shower, dual sinks, makeup vanity, and walk-in closet, and spa-like bath where you can soak in the soaking tub and take in the lake views. Two additional bedrooms share an updated bath with pool access, while the fourth bedroom doubles as an office with fireplace, built-ins, and French doors to the courtyard. Upstairs, bonus loft offers a grand entertaining space with fireplace, bar, and lakeview balcony. A 3-car garage with epoxy floors and cabinetry provides abundant storage. This premium estate offers true resort-style living in



Alpineâ€™s coveted Palo Verde Ranch. HOA amenities include a clubhouse with meeting/dance room, kitchen, wet bar, sauna, fitness room, pool table, and lakeview patio. Residents enjoy two private lakes: the 50+ acre Big Lake for swimming, fishing, sailing, kayaking, paddleboarding, and electric boating, and the Little Lake with riding ring, tennis, basketball, pavilion with BBQs, playground, and sandy beach. Equestrian and outdoor enthusiasts will love the sand volleyball, badminton, horseshoes, and miles of private riding, hiking, and biking trails connecting to Cleveland National Forest and the Pacific Crest Trail. Seasonal events include fishing tournaments, summer picnics, Trunk-or-Treat, tree-lighting, and New Yearâ€™s Eve partiesâ€”all for just \$152/mo HOA. Donâ€™t miss this rare DREAM HOME!

Built in 1979

Essential Information

MLS® #	PTP2506951
Price	\$1,349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,584
Acres	2.00
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tina Etue
Listing Office	Compass

Community Information

Address	2865 Via Dieguenos
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Area	91901 - Alpine
Subdivision	N/A
City	Alpine
County	San Diego
Zip Code	91901

## Amenities

Amenities	Barbecue, Billiard Room, Boat House, Clubhouse, Controlled Access, Dock, Fitness Center, Horse Trails, Lake or Pond, Meeting/Banquet/Party Room, Outdoor Cooking Area, Paddle Tennis, Park, Picnic Area, Playground, Recreation Room, Sauna, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	11
# of Garages	3
View	City Lights, Canyon, Hills, Lake, Marina, Meadow, Mountain(s), Neighborhood, Panoramic, Peek-A-Boo, Trees/Woods, Water
Has Pool	Yes
Pool	In Ground, Private, See Remarks, Waterfall

## Exterior

Lot Description	Back Yard, Front Yard, Horse Property
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## Interior

Interior Features	Primary Suite, Walk-In Closet(s), Entrance Foyer, Loft, Walk-In Pantry
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Family Room
# of Stories	2
Stories	Two

## School Information

District	Grossmont Union
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## Additional Information

Date Listed	August 13th, 2025
Days on Market	31
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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