

# \$1,190,000 - 2382 Primrose Avenue, Vista

MLS® #SR25043731

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## \$1,190,000

5 Bedroom, 4.00 Bathroom, 2,783 sqft  
Residential on 0 Acres

Vista, Vista,

Privacy and serenity abound in this hilltop hacienda set apart by its sweeping views, a cooling breeze and expansive indoor-outdoor flow.

This single-level ranch sits on .35 acres and offers too many amenities to list. An oversized living room/dining room area flows into a comfortable kitchen/great room with a gas log fireplace and original brick chimney. Generous sliding doors open to a large deck, perfect for al fresco dining and outdoor entertaining or just relaxing and enjoying genuine quality of life. Newer low-E windows provide an abundance of natural light and energy efficiency. The primary bedroom has an in-suite bathroom and both a standard and a walk-in closet. Two additional generous-sized bedrooms and a second bathroom round out the 1800 sq ft of living space in the MAIN home. This property also features a SECOND home: a fully permitted, five-year-old detached ADU, set just downhill and off to the side to maintain separation and privacy, with two bedrooms, two baths and excellent views. The ADU currently generates \$3,000 per month of income, making this property an ideal purchase for a built-in revenue stream or as a multi-generational compound for an extended family. The ADU features its own laundry, deck, a fenced yard and private parking. The property is also a gardener's



paradise. Lush vegetation includes several varieties of mature fruit trees and vines, plus flower and raised vegetable beds, all on a timed drip irrigation system. Hardscape features stone and paver pathways that surround the house. A fully fenced backyard offers privacy and safety for children and pets. A spacious garage offers room for two cars plus storage, work space and a workbench. Both homes feature solar panels, delivering energy efficiency and lower utility costs. The roof is just five years old and comes with a 40-year warrantee on underlay. Conveniently located in unincorporated Vista (no HOA) and within the desirable San Marcos school district. Easy access to the 78 freeway. Close to shopping, dining, Cal State San Marcos and popular Tamarack beach with its summer-year-round activities and spectacular sunsets.

Built in 1979

**Essential Information**

MLS® #	SR25043731
Price	\$1,190,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,783
Acres	0.35
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Mike Vergini
Listing Office	Mike A. Vergini, Real Estate Broker

**Community Information**

Address	2382 Primrose Avenue
Area	92083 - Vista
Subdivision	Vista
City	Vista
County	San Diego
Zip Code	92083

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Door-Multi, Driveway, Garage, Gravel
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Gravel
View	Mountain(s), Panoramic, Hills
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing, Frame
Exterior Features	Lighting, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Cul-De-Sac, Landscaped, Sloped Up
Windows	Double Pane Windows
Roof	Spanish Tile, Tile
Construction	Stucco, Copper Plumbing, Frame
Foundation	Raised, Slab, Combination

## Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Bar, All Bedrooms Down, Walk-In Closet(s), Cathedral Ceiling(s)
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Heater, Range Hood, Vented Exhaust Fan
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	1
Stories	One

**School Information**

District	San Marcos Unified
High	San Marcos

**Additional Information**

Date Listed	March 1st, 2025
Days on Market	12
Zoning	RU
Short Sale	N
RE / Bank Owned	N

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