

# \$1,689,000 - 15450 Bandy Canyon Road, Escondido

MLS® #TR25199325

**\$1,689,000**

3 Bedroom, 2.00 Bathroom, 2,548 sqft

Residential on 3 Acres

South Escondido, Escondido,

Own a piece of paradise in this Highland Valley Wine Country single-level Mediterranean home. Situated on over 3 acres, it overlooks the San Pasqual Valley and Safari Park and offers beautiful sunrise views and stunning mountain and valley views including pastures, flower fields, and citrus groves. The expansive open floor plan features high ceilings and large windows that flood the space with natural light. The large great room features a stone fireplace, built in bookcases and cabinets, and a 20" slider that tucks into the wall, opening your living space to a covered lanai which includes a fireplace and is wired for television and sound. The great room seamlessly flows into a gourmet kitchen which includes a large island, Subzero refrigerator, Wolf stove, under-cabinet dual zone wine cooler, and leather-finished granite counters with tons of cabinets; perfect for entertaining. There's an enormous walk-in pantry and temperature controlled wine cellar with built in storage for 375 bottles, and room for more. The primary bedroom and bath feature great views, a huge closet, walk in shower, and large soaking tub. The other bedrooms are spacious and have views and walk in closets. The front courtyard features dining and sitting areas, with another outdoor fireplace and custom fountain. Enjoy your own established vineyard, enhancing the charm and appeal for wine enthusiasts. There's also a grove with many fruit trees including lemon, lime, orange, tangerine, fig,



pomegranate, guava, and 11 olive trees. Built in 2018, this home has many high-end finishes: 10" ceilings, crown molding throughout, recessed lighting, hardwood floors, 8" solid-core doors, soft-close cabinets, whole house fan, oversized 3-car garage space with work area, plenty of storage, and owned solar panels with two Tesla Power Walls. Conveniently located near shopping and schools, but with all the benefits of quiet country life. Best of all, this property has no HOA or Mello-Roos fees. This home has an Escondido mailing address, but is actually located in unincorporated San Diego County. Don't wait, live the dream in wine country!

Built in 2018

## Essential Information

MLS® #	TR25199325
Price	\$1,689,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,548
Acres	3.20
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom, Mediterranean, French/Provincial
Status	Closed
Listing Agent	Jonathan Minerick
Listing Office	Homecoin.com

## Community Information

Address	15450 Bandy Canyon Road
Area	92025 - Escondido
Subdivision	South Escondido
City	Escondido

County San Diego  
Zip Code 92025

## Amenities

Utilities Electricity Connected, Water Connected, Other, See Remarks, Cable Not Available, Natural Gas Not Available, Propane, Sewer Not Available, Underground Utilities  
Parking Spaces 5  
Parking Door-Multi, Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Off Street, Driveway Down Slope From Street, Driveway Level, Heated Garage, On Site, RV Potential, Shared Driveway, Storage, Workshop in Garage  
# of Garages 3  
Garages Door-Multi, Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Off Street, Driveway Down Slope From Street, Driveway Level, Heated Garage, On Site, RV Potential, Shared Driveway, Storage, Workshop in Garage  
View Canyon, Mountain(s), Trees/Woods, City Lights, Hills, Orchard, Panoramic, Pasture, Valley, Vineyard  
Pool None

## Exterior

Exterior Stucco, Frame  
Exterior Features Lighting, Rain Gutters  
Lot Description Drip Irrigation/Bubblers, Sloped Down, Front Yard, Sprinklers In Front, Landscaped, Sprinkler System, Garden, Irregular Lot, Lot Over 40000 Sqft, Sprinklers On Side  
Windows Blinds, Drapes, Screens, Insulated Windows, Skylight(s)  
Roof Tile, Spanish Tile  
Construction Stucco, Frame  
Foundation Slab

## Interior

Interior Carpet, Tile, Wood  
Interior Features Beamed Ceilings, Breakfast Bar, Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Crown Molding, Entrance Foyer, Granite Counters, Instant Hot Water, Pull Down Attic Stairs, Track Lighting, Wired for Sound  
Appliances Dishwasher, Free-Standing Range, Disposal, Gas Range, Gas Water Heater,

	Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water To Refrigerator, Water Heater, Dryer, Convection Oven, ENERGY STAR Qualified Water Heater, High Efficiency Water Heater, Hot Water Circulator, Ice Maker, Propane Range, Propane Water Heater, SixBurnerStove, Vented Exhaust Fan
Heating	Central, Forced Air, Fireplace(s), Propane, Solar, ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency, Whole House Fan
Fireplace	Yes
Fireplaces	Wood Burning, Great Room, Outside, Propane
# of Stories	1
Stories	One

## School Information

District	San Pasqual Union
----------	-------------------

## Additional Information

Date Listed	September 5th, 2025
Days on Market	23
Zoning	A70
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 3rd, 2026 at 7:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.