

35.93 ACRE ORGANIC LEMON RANCH WITH LAKE, VIEWS AND LARGE CUSTOM HOME

1444 Windsong Lane | Escondido, CA 92026



Rancho Luiseno Rd

Woodland Heights Glen

- 3 Wells with lake irrigates the entire ranch
- Newly planted, very well maintained grove
- 3,887 SF iconic house + a guest house on a 12.16 acre parcel
- Stunning 360 view from the house w/ ocean views

Asking Price:
\$2,995,000

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Woodland Heights Glen

Rancho Luiseno Rd

Windsong Ln

Mesa Rock Rd

INTERSTATE
15



aerial



WALNUT GROVE PARK

TWIN OAKS GROWERS INTERNATIONAL

MOON VALLEY NURSERIES

CAL FIRE

ARCO



BOULDER OAKS GOLF CLUB

MOUNTAIN MEADOW COUNTY PRESERVE

Mountain Meadow Rd

Mesa Rock Rd



N Centre City Pkwy

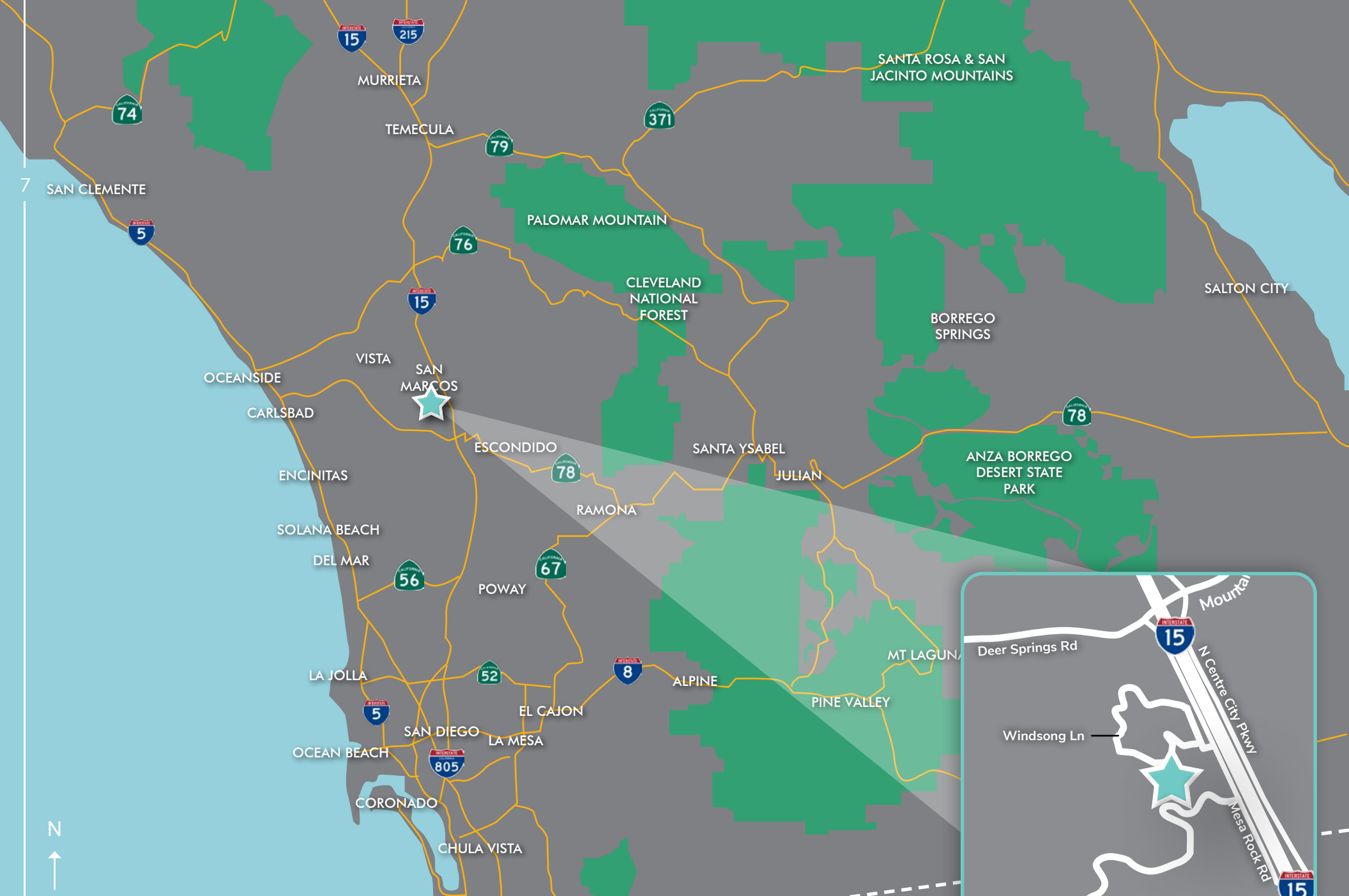
Woodland Heights Glen

Rancho Luiseno Rd









location map

property information

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location:

The subject property is located at 1444 Windsong Lane in Escondido, California. It is just west of the I-15, less than 5 miles to Twin Oaks Golf Course, and approximately 6 miles to Highway 78.

property profile:

The subject property consists of three parcels totaling approximately 35.93 acres. Parcel 1 has an existing 3,887 square foot single-family residence with guest house. Parcel 2 and Parcel 3 are currently vacant land.

jurisdiction:

County of San Diego

APN'S & acreage:

187-530-34-00 → 12.16 Acres
187-530-33-00 → 13.62 Acres
187-530-35-00 → 10.15 Acres
TOTAL → 35.93 Acres (Title)

improvements:

3,887 SF home plus guest house. The lake is well maintained and has KOI fish, large mouth bass and catfish.

year built:

1980

zoning:

Agriculture (A-70)

[\(Click Here to View A-70 Permitted Uses\)](#)

general plan:

Semi-Rural Residential (SR-10)

[\(Click Here to View General Plan SR-10\)](#)

density:

Slope less than 25% 1 du/10 acres

Slope more than 25% 1 du/20 acres

[\(Click Here to View Density\)](#)

maximum height:

35' or 2 stories

rental income:

House is rented for \$2,800 per month. Guest house is vacant

grove:

Approx. 30 acres planted consisting of 3,600 trees with mostly Lisbon and some Eureka organic lemon varieties. The first crop was picked in 2024.

irrigation:

Water is supplied from the large pond on site which is filled by 3 wells on site.

school district:

Escondido Union School District

services:

Water: Vallecitos Water District

Gas/Electric: SDG&E

Police: San Diego County Sheriff's Department – San Marcos Station

Fire: Deer Springs Fire Protection District



property photos - exterior

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property photos - interior

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Kitchen/Dining



Living Room

property photos - casita

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property photos - the grounds

12



[Click Here to Download Property Photos](#)

2023 demographics

1 miles



population

822



estimated households

276



average household income

\$218,495



median household income

\$134,996



total employees

142

3 miles



population

44,374



estimated households

15,694



average household income

\$153,913



median household income

\$119,040



total employees

6,547

5 miles



population

159,326



estimated households

51,426



average household income

\$127,794



median household income

\$100,393



total employees

60,193

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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