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PREPARATION ♦

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PROVEN RESULTS



Mountain Home In The Oaks

31760 South Grade Road, Pauma Valley, CA 92061

APN : 135-180-13-00

Property Highlights

Offered at \$545,000

Nestled in the foothills of Palomar Mountain, lies a charming 1,440+/- sf mountain retreat with a large, detached workshop on a sprawling nearly $\frac{3}{4}$ acre lot - ideal for a starter family home or mountain escape! As you step inside this 2 bed/2 bath home, you're welcomed by the warm embrace of natural light streaming through generous large windows, soaring ceilings, and rustic wood-burning stove. The living spaces are inviting and comfortable. While this home may need a little loving cosmetic care, its character is undeniable. Whether you're seeking ample common areas for entertaining and relaxation or spacious bedrooms to accommodate your family's needs, this property will adapt to your lifestyle.



Donn Bree

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800.371.6669



Mountain Home In The Oaks



- Prime Location Nestled in the Foothills of Palomar Mountain
- Custom Designed Home with Comfortable Living Areas
- 720 +/- sf Workshop ~ Ideal Space for an Artist, Craftsman or Entrepreneur
- Enjoy the Beautiful Mature Oak Canopy & Wonders of the Dark Night Sky
- Idyllic Blend of Comfort, Serenity and Functionality
- Perfect Mountain Getaway, Primary Residence or Rental Investment Opportunity



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