

# 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:  
**\$2,599,000**

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Woodland Heights Glen

Rancho Luiseno Rd

Windsong Ln

Mesa Rock Rd

INTERSTATE  
15



aerial





BOULDER  
OAKS GOLF  
CLUB

ARCO

MOON  
VALLEY  
NURSERIES

CAL  
FIRE



Chateau D'Angos  
Bordeaux  
Winery

Mountain Meadow Rd

MOUNTAIN MEADOW  
COUNTY PRESERVE

Deer Springs Rd

WALNUT  
GROVE  
PARK

TWIN OAKS  
GROWERS  
INTERNATIONAL

Rancho Luiseno Rd

Mesa Rock Rd



N Centre City Pkwy

Woodland Heights Glen



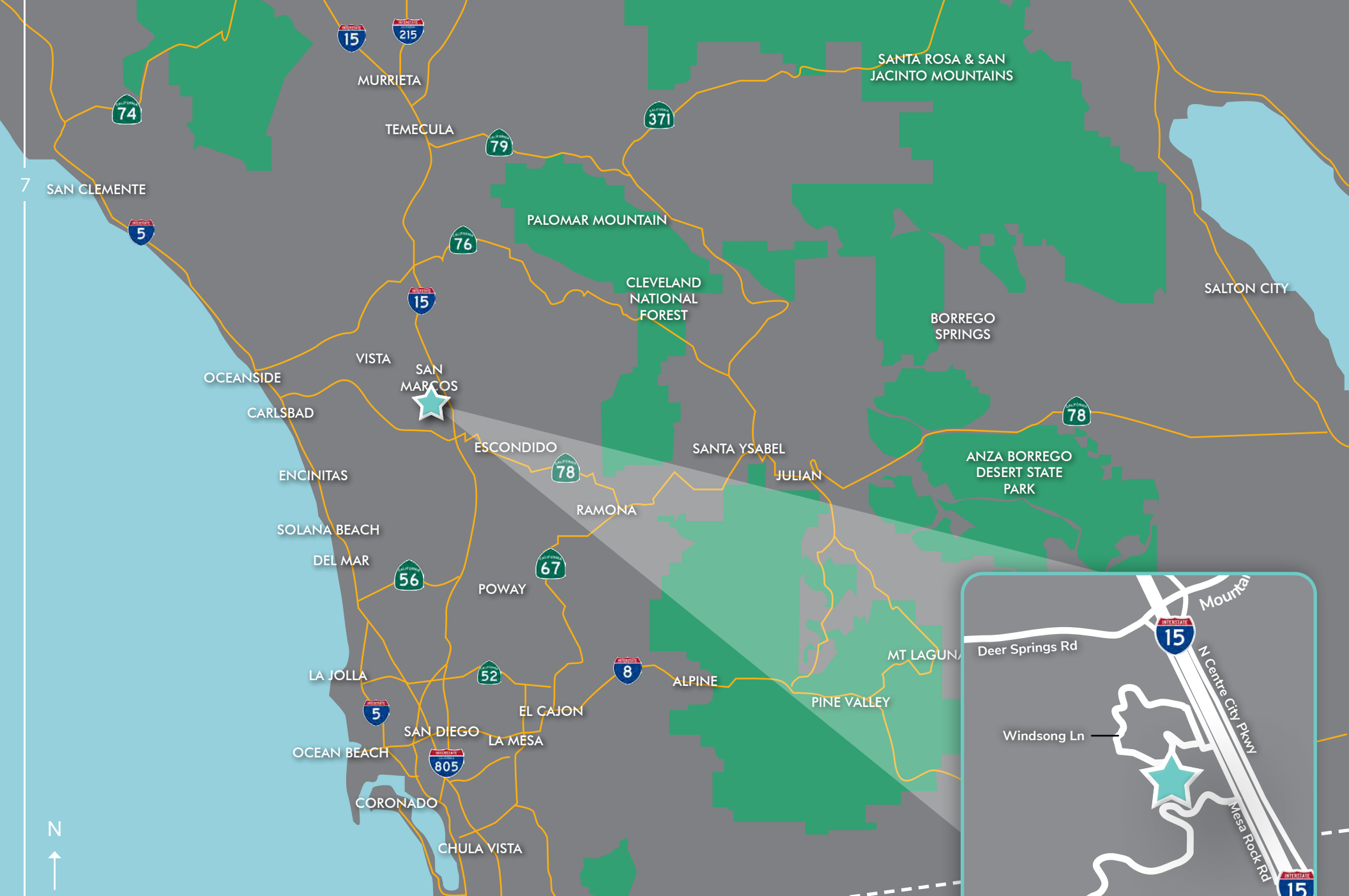












location map



# 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

10



Kitchen/Dining

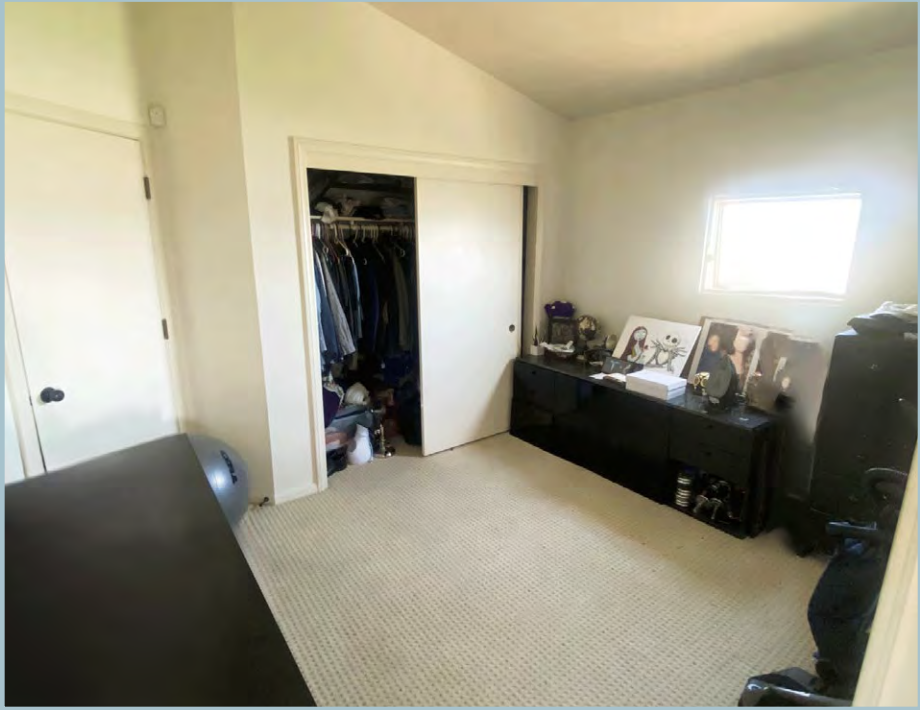


Living Room



# property photos - casita

11





# property photos - the grounds

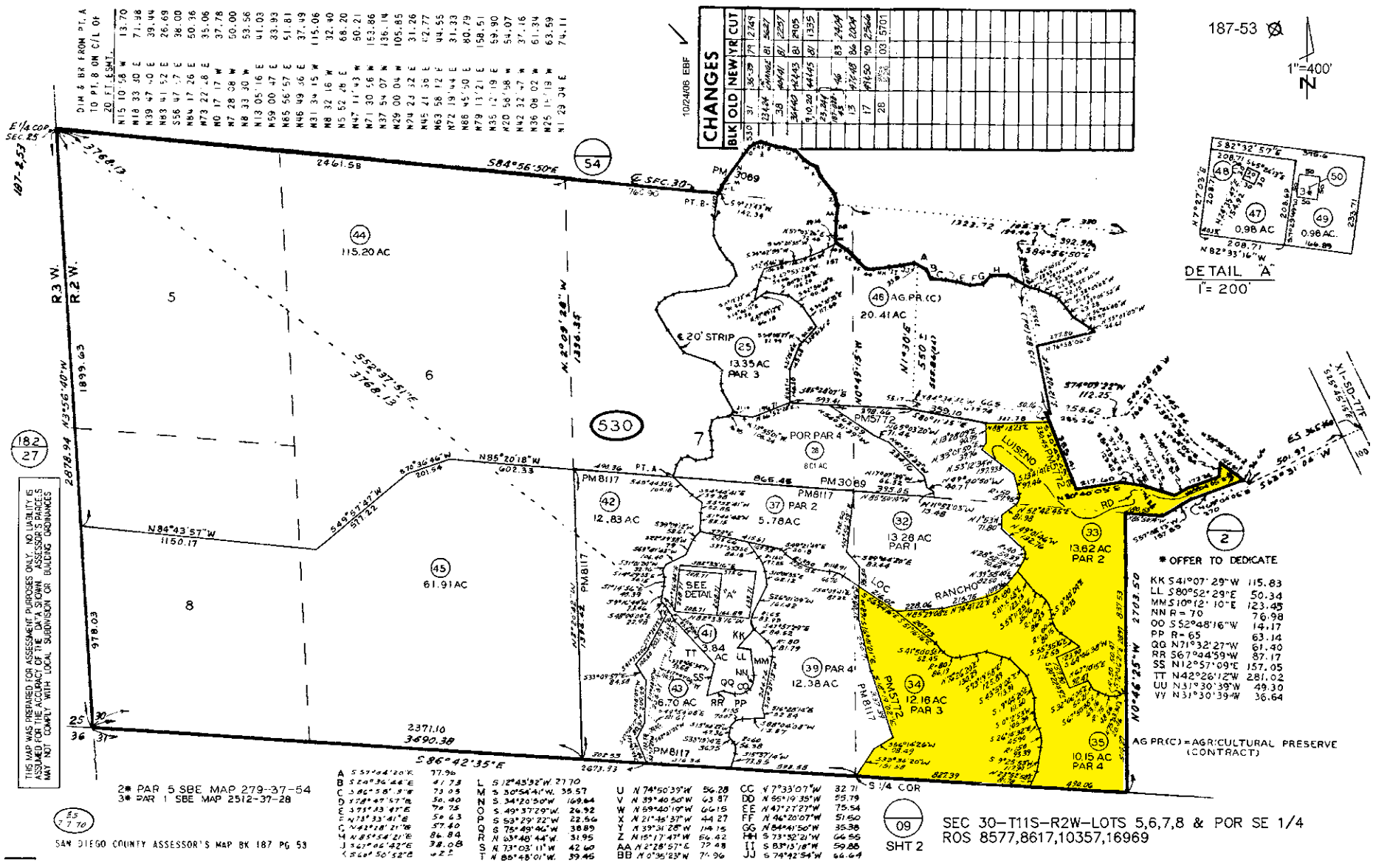
12



[Click Here to Download Property Photos](#)



# plat map



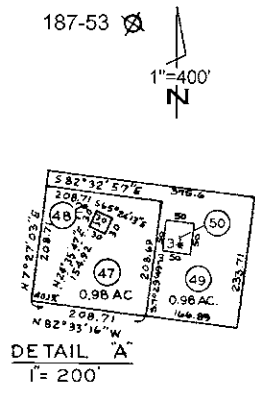
DIM & BR FROM P.T. A TO P.T. B ON C/L OF 20 FT. LEGHT.

N15 10'58" W	13.70
N18 33'30" E	71.98
N39 47'00" E	39.44
N83 41'52" E	26.69
S56 47'17" E	96.00
N84 17'26" E	50.36
N73 22'48" E	35.06
N0 17'17" W	37.78
N7 28'08" W	50.00
N8 33'30" W	53.56
N13 05'16" E	41.03
N59 00'47" E	33.93
N65 56'57" E	51.81
N45 49'36" E	37.49
N31 34'15" W	115.06
N8 32'16" W	32.40
N5 52'48" E	68.20
N47 11'43" W	50.21
N71 30'56" W	153.86
N37 54'07" W	136.14
N39 00'04" W	105.85
N74 23'32" E	31.26
N45 41'35" E	42.77
N63 58'12" E	44.55
N72 19'44" E	31.33
N68 45'50" E	80.79
N79 13'21" E	158.51
N35 12'19" E	59.90
N20 58'58" W	54.07
N42 32'47" W	37.16
N36 06'02" W	51.34
N25 11'19" W	63.59
N1 29'24" E	74.11

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE ASSURANCES. ANY PART OF THIS MAP MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.

2" PAR 5 SBE MAP 279-37-54  
3" PAR 1 SBE MAP 2512-37-28

SAN DIEGO COUNTY ASSESSOR'S MAP BK 187 PG 53



\*OFFER TO DEDICATE

KK	S 41°07'29"W	115.83
LL	S 80°52'29"E	50.34
MM	S 10°12'10"E	123.45
NN	R = 70	76.98
OO	S 52°48'16"W	14.17
PP	R = 65	63.14
QQ	N 71°32'27"W	61.40
RR	S 67°44'59"W	87.17
SS	N 12°57'09"E	157.05
TT	N 42°26'12"W	281.02
UU	N 31°30'39"W	49.30
VV	N 31°30'39"W	36.64

AG PR(C) = AGRICULTURAL PRESERVE (CONTRACT)



# 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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