

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

1444 Windsong Lane | Escondido, CA 92026



Rancho Luiseno Rd

- 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~~

**\$2,195,000**

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# contents

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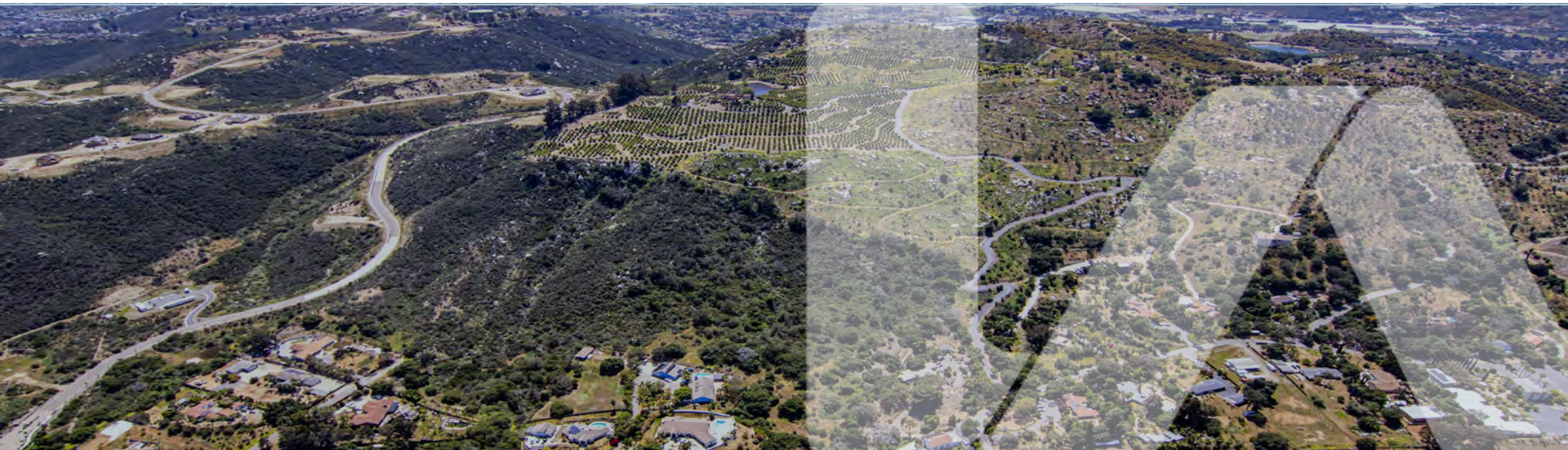
7 location map

8 property information

9 property photos

13 plat map

14 demographics











BOULDER  
OAKS GOLF  
CLUB

ARCO

MOON  
VALLEY  
NURSERIES

CAL  
FIRE



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









SHADOWRIDGE  
GOLF CLUB



TWIN OAKS  
GOLF COURSE

TWIN OAKS  
ELEMENTARY  
SCHOOL



Well  
RESORTS

ARCO

CAL  
FIRE



Chateau Dragon  
Belle Marie  
Winery

THUNDERBIRD  
DRIVING  
RANGE

MOUNTAIN  
MEADOW  
COUNTY  
PRESERVE

Woodland Heights Glen

Rancho Luiseno Rd

Mountain Meadow Rd

Winding

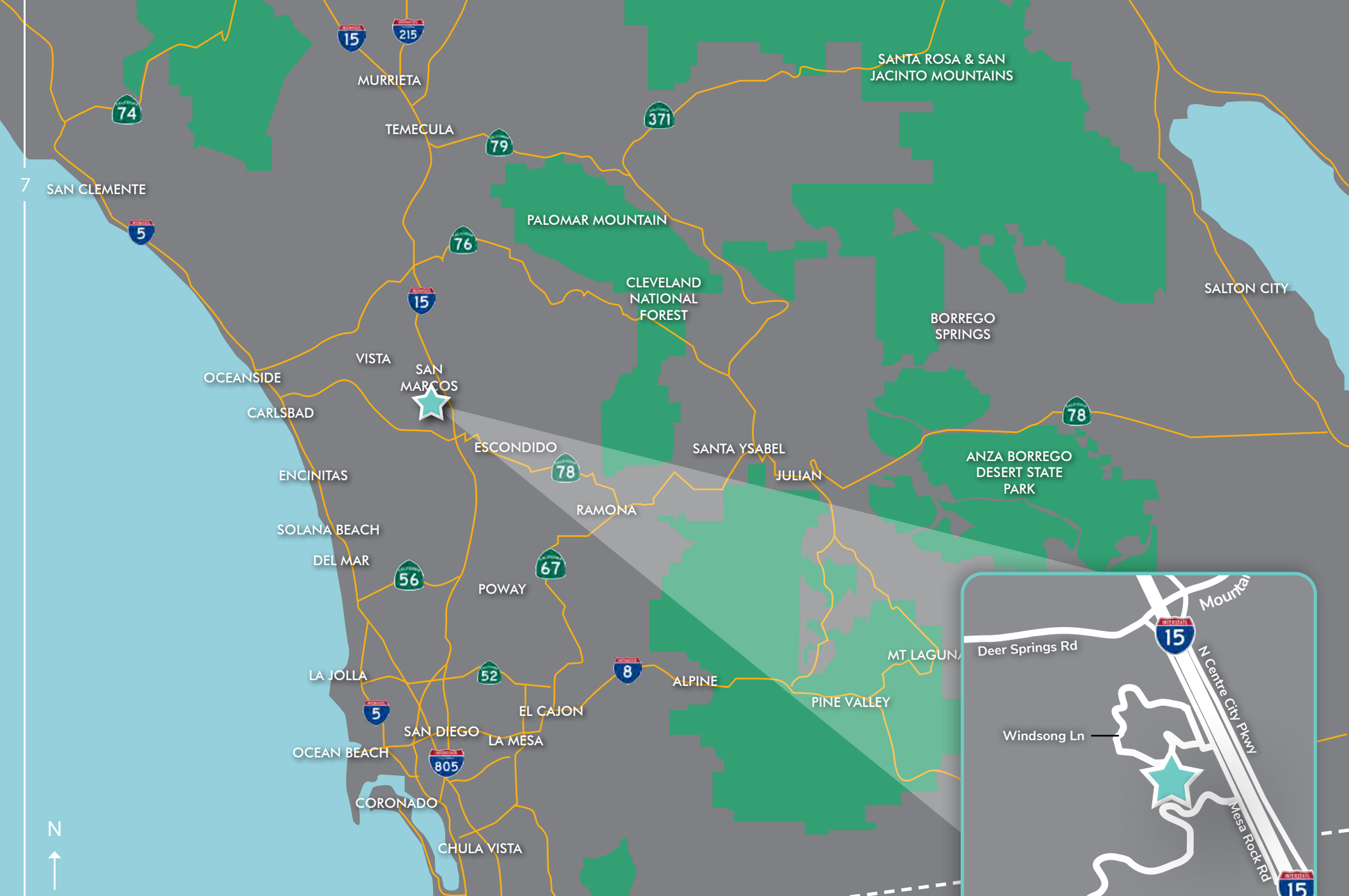
Mesa Rock Rd



N Centre City Pkwy







location map

# property information

8

## 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

9





# property photos - interior

10



Kitchen/Dining

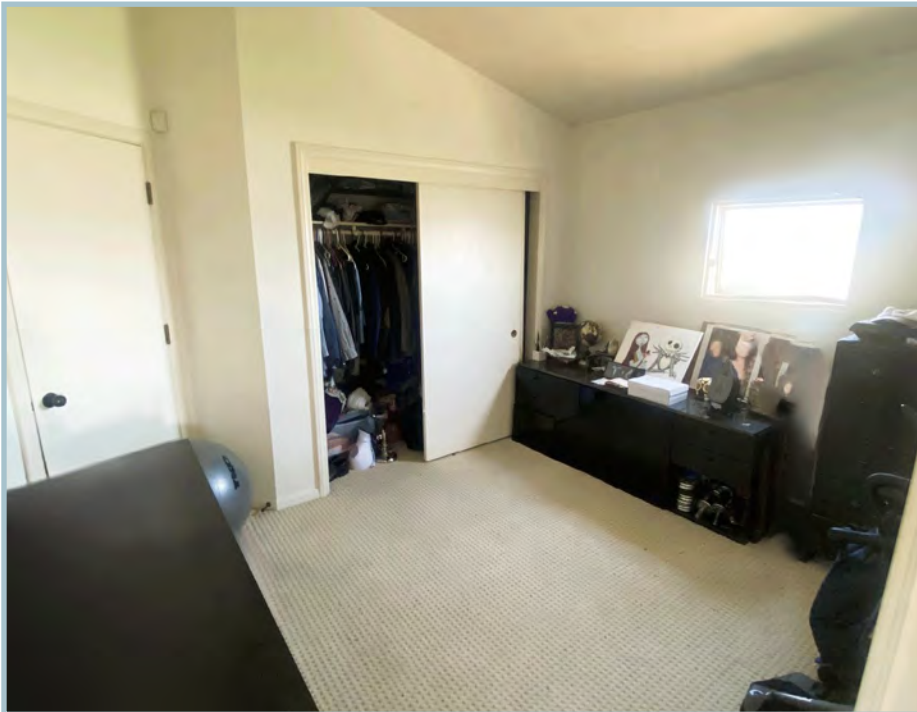


Living Room



# property photos - casita

11





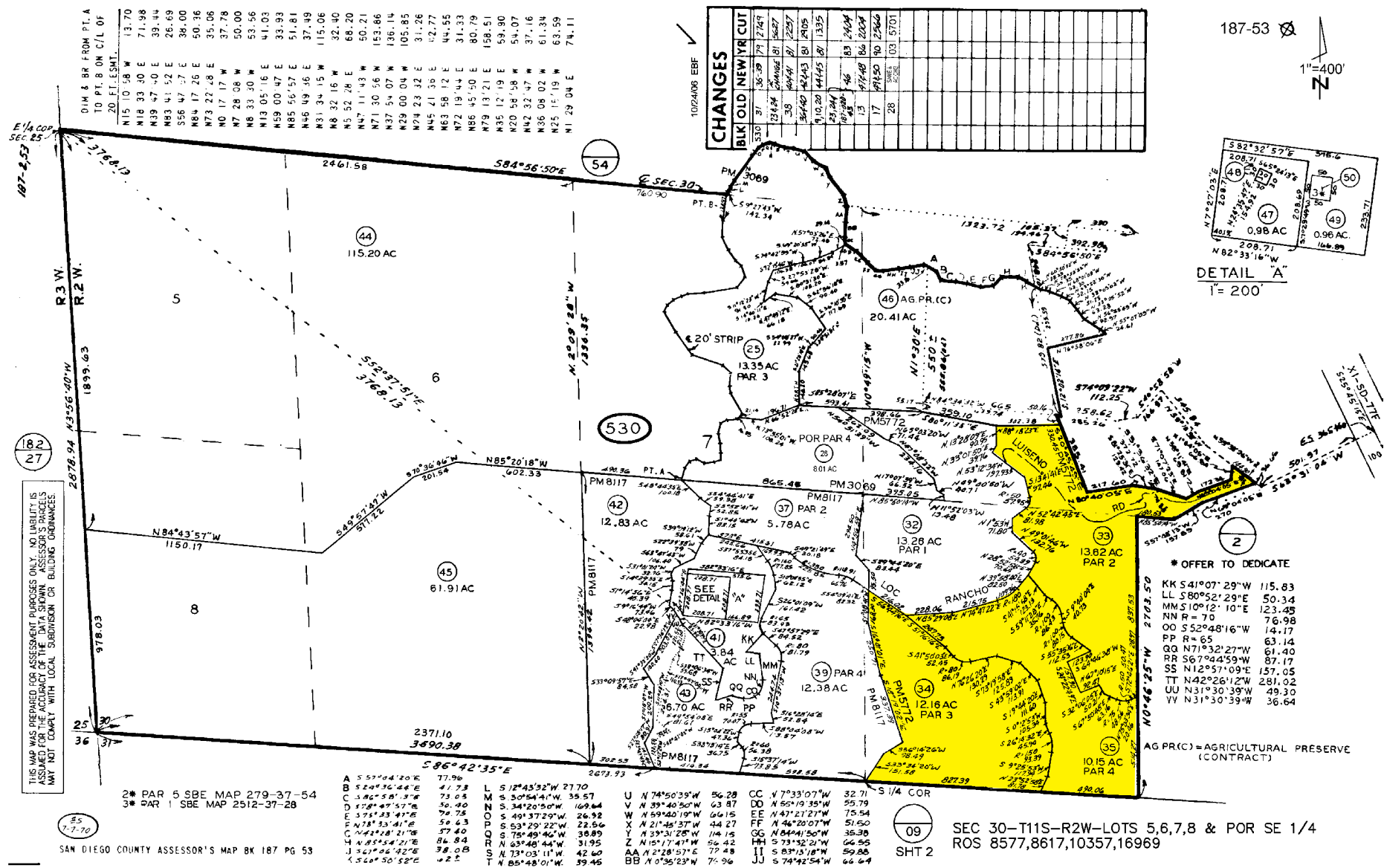
# property photos - the grounds

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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for more information, please contact

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