

FOR SALE

20899 BLACK CANYON ROAD

RAMONA, CA 92065



This unique property offers something increasingly hard to find: meaningful acreage, privacy, mountain views, mature oaks, and the freedom to create a property that reflects the way you truly want to live. With a main residence, guest apartment, a substantial 2,400-square-foot barn with loft, three wells, owned solar, and room for animals, gardens, workshops, or a creative business, this is far more than a house on land. It is an opportunity to build a horse ranch, working homestead, vineyard, artist retreat, or private family legacy—all in a peaceful Ramona setting with space to breathe, grow, and imagine what comes next.



- 8.25 private acres
- 2,400-square-foot workshop with lofts
- Breathtaking mountain and countryside views
- Majestic mature oak trees
- Seasonal creek
- Owned Solar
- Three private wells
- Three septic systems
- 1,767-square-foot main residence
- Approximately 970 square feet of connected guest apartment
- Handcrafted custom kitchen cabinetry
- 32-inch-wide interior doors
- Energy-efficient dual-pane windows
- Oversized laundry and utility room
- Guest apartment with bedroom, full bath and kitchen
- Large built-in gun safe
- Covered porch
- Hardie cement-board siding
- Fire-resistant construction
- Composite fire-resistant roofing
- Steel stair construction
- 16-kilowatt Generac whole-house generator
- 12,000-gallon water-storage tank
- Private fire hydrant
- Mature lemon, orange, and grapefruit trees
- Chicken coop
- RV hookups
- Newly resurfaced circular asphalt driveway
- Exceptional infrastructure for self-sufficient living

Imagine THE POSSIBILITIES



20899 Black Canyon Rd in Ramona, CA is more than a home—it is a canvas for whatever comes next. With 8.23 acres, mature oaks, mountain views, a substantial barn, and spaces shaped by craftsmanship and creativity, the property offers room to dream in many directions. Imagine a private horse ranch, a boutique vineyard, a working homestead, an artist retreat, or a gathering place created entirely around the way you want to live. The possibilities are not meant to define the future of Black Canyon, but to inspire it.

Vineyard VISION



Working HOMESTEAD



Horse RANCH



Black Canyon offers an exceptional foundation for an equestrian lifestyle. The property has room to envision paddocks, turnout areas, corrals, tack and feed storage, trailer access, and shaded spaces for both horses and their owners. Mornings could begin with feeding and quiet rides through the property, while evenings are spent under the oaks watching the horses settle in. It is a lifestyle centered on open space, daily connection with animals, and the freedom to create a private ranch shaped around the way you want to live.

Conceptual AI imagery for inspiration only. Not all depicted improvements currently exist.

Artist RETREAT



With 8.23 acres, mature oaks, mountain views, and spaces that invite stillness, Black Canyon lends itself beautifully to an artist-retreat vision. The 2,400-square-foot barn with loft offers exceptional potential for music, painting, woodworking, crafting, workshops, and collaborative creative space. These concept images imagine restful outdoor rooms, a swing beneath the great oak, welcoming seating areas, and peaceful corners for writing, sketching, or simply thinking. The result is a country setting designed to support creativity, community, and quiet inspiration.

EVERY HOME HAS A STORY

Black Canyon began as a labor of love. Jerry built this home from the ground up, expanding it one section at a time—much like the chapters of a book, each shaped by a new season of life.

Jerry was a true craftsman in every sense of the word. His creativity could be seen in the custom cabinetry he designed and built, the spaces he created for music and gathering, and the thoughtful details found throughout the property. He was also an artist, woodworker, musician, and political cartoonist for the Ramona Sentinel, known for his sharp wit and humor.

His life was equally defined by service. Jerry was an Air Force veteran, retired from the San Diego Police Department, and later served as a courtroom bailiff. He played with a local bluegrass band and, in recent years, shared his work through the Ramona Art Tour.

Jerry and Pollyanna contributed to their community in countless ways. Pollyanna has been active in her church and served in Soroptimist International of Ramona. Together, they created more than a home—they created a place shaped by craftsmanship, creativity, service, music, and love.

This property carries the story of the people who imagined it, built it, and filled it with purpose. Now, it is ready for its next chapter.

Dream boldly. Make its story your own—and create a legacy that will continue for generations.

Imagine What Comes Next

This dream book was created to help you see Black Canyon as everything it could become. Whether your vision is a horse ranch, vineyard, working homestead, artist retreat, or a legacy entirely your own, the next chapter begins with imagination.

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Conceptual AI imagery is shown throughout this brochure and is for inspiration only. Buyers should independently verify zoning, permits, feasibility, utilities, and all proposed improvements.

The logo features a stylized house icon with the word "FROM" inside it, positioned above the word "SIGN". Below "SIGN" is the word "TO" in a smaller font, and below "TO" is the word "SOLD" in a large, bold font. The entire logo is in a dark blue color.