

\$1,099,900 - 35840 Blue Breton Dr, Fallbrook

MLS® #250020740SD

\$1,099,900

5 Bedroom, 5.00 Bathroom, 3,373 sqft

Residential on 0 Acres

Fallbrook, Fallbrook,

Perched at the top of Horse Creek Ridge, this stunning 5 bed, 4.5 bath home is a dream come true! With breathtaking hillside views, miles of trails nearby, and a bright, airy layout, this highly upgraded home is the ideal blend of elegance and comfort. And it can be all yours with an ASSUMABLE VA LOAN AT 3.1%!!

Enter inside to a grand two-story entry that makes a statement! The open floor plan is designed for entertaining, featuring a gourmet kitchen with an oversized island, modern appliances, and a butler's pantry. The inviting living room is anchored by a cozy fireplace, while the formal dining space is ideal for hosting dinner parties. Need extra space? The first-floor bedroom and bath combo is an ideal guest suite or private home office.

Upstairs, the primary suite is your personal retreat, complete with a private deck to soak in those incredible views. The additional bedrooms offer plenty of space for guests or whatever your heart desires. And let's talk about that backyard! With summer just around the corner, your private pool with a baja shelf and attached spa is calling your name. Fire up the grill under the covered patio, lounge poolside, and enjoy those warm California nights. Oh, and did we mention OWNED SOLAR? This home is more than just a place to live—it's a lifestyle. Don't miss your chance to make it yours! Perched at the top of Horse Creek Ridge, this stunning 5 bed, 4.5 bath home is a dream come true! With breathtaking hillside views, miles of trails



nearby, and a bright, airy layout, this highly upgraded home is the ideal blend of elegance and comfort. Enter inside to a grand two-story entry that makes a statement! The open floor plan is designed for entertaining, featuring a gourmet kitchen with an oversized island, modern appliances, and a butler's pantry. The inviting living room is anchored by a cozy fireplace, while the formal dining space is ideal for hosting dinner parties. Need extra space? The first-floor bedroom and bath combo is an ideal guest suite or private home office. Upstairs, the primary suite is your personal retreat, complete with a private deck to soak in those incredible views. The additional bedrooms offer plenty of space for guests or whatever your heart desires. And let's talk about that backyard! With summer just around the corner, your private pool with a baja shelf and attached spa is calling your name. Fire up the grill under the covered patio, lounge poolside, and enjoy those warm California nights. Oh, and did we mention owned solar? This home is more than just a place to live—it's a lifestyle. Don't miss your chance to make it yours!

Built in 2021

Essential Information

MLS® #	250020740SD
Price	\$1,099,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,373
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Lynn Rinner
Listing Office	Coldwell Banker Realty

Community Information

Address	35840 Blue Breton Dr
Area	92028 - Fallbrook
Subdivision	Fallbrook
City	Fallbrook
County	San Diego
Zip Code	92028

Amenities

Amenities	Playground, Barbecue, Clubhouse, Picnic Area, Spa/Hot Tub, Trail(s)
Parking Spaces	5
Parking	Driveway, Garage, Garage Door Opener, Direct Access, On Street
# of Garages	3
Garages	Driveway, Garage, Garage Door Opener, Direct Access, On Street
View	Mountain(s)
Has Pool	Yes
Pool	Community, In Ground, Private

Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Ceiling Fan(s), Jack and Jill Bath, Pantry, Separate/Formal Dining Room, Stone Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Refrigerator, Built-In, Double Oven, Gas Cooking, Microwave, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Great Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	March 6th, 2025
Days on Market	5

Zoning R-1:SINGLE

Short Sale N

RE / Bank Owned N

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