

\$1,200,000 - 1045 Capra Way, Fallbrook

MLS® #250025169SD

\$1,200,000

3 Bedroom, 3.00 Bathroom, 2,190 sqft
Residential on 0 Acres

Fallbrook, Fallbrook,

This charming single-story property located on a peaceful cul-de-sac in the desirable Capra Ranch community offers 3 beds, 3 baths, and 2,190 SqFt of well-designed living space, situated on approximately 1.5 acres of fully usable land in the heart of Fallbrook. Just steps away from the main home, a detached 330 SqFt studio provides incredible potential for an ADU or guest house conversion, ideal for multi-generational living, rental income, a private workspace, recreation room and more! This home features a warm and inviting family room with a cozy fireplace, a spacious kitchen with granite countertops, stainless steel appliances, eat-in dining area, and sliding doors that lead to the rear patio. The primary ensuite includes a dual sink vanity, 2 walk-in closets, and direct access to the backyard. A formal dining room offers additional space for entertaining. The outdoor area is a true entertainer's dream, complete with a pool & spa, outdoor kitchen & bar with patio cover, and expansive patio space. Equestrian enthusiasts will appreciate the pipe stall, tack room, arena and separate gated entrance. Additional highlights include a 2-car garage, detached 875 SqFt workshop with 140 amp service panel and 240V & 120V circuits, solar system with Tesla battery backup, whole house water filtration system, reverse osmosis at the kitchen sink, RV & boat parking, private gated driveway, full fencing, irrigation system, lush gardens and mature fruit trees. With room to grow and an array of lifestyle amenities, this



exceptional property offers privacy, flexibility & endless potential!

Built in 1989

Essential Information

MLS® #	250025169SD
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,190
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Chiesl
Listing Office	Real Broker

Community Information

Address	1045 Capra Way
Area	92028 - Fallbrook
Subdivision	Fallbrook
City	Fallbrook
County	San Diego
Zip Code	92028

Amenities

Parking Spaces	6
Parking	Driveway
# of Garages	2
Garages	Driveway
Has Pool	Yes
Pool	In Ground

Exterior

Exterior	Stucco
Roof	See Remarks

Construction	Stucco
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Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Main Level Primary, See Remarks, Workshop
Appliances	Dishwasher, Gas Cooking, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Forced Air, Fireplace(s), See Remarks
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

Additional Information

Date Listed	April 21st, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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