

\$1,499,000 - 1379 Sunny Heights Road, Fallbrook

MLS® #250036778SD

\$1,499,000

7 Bedroom, 6.00 Bathroom, 4,131 sqft

Residential on 2 Acres

Fallbrook, Fallbrook,

Back on the Market! Now is your chance to come home to the best of Fallbrook living with TWO homes on one 1.5-acre property! The main home, an approx. 2,800 SF, impressively renovated & mostly single-level, Spanish-style 4 bedroom masterpiece with owned solar, offers up incredible panoramic views of the hills & countryside. The approximately 1,350 SF, 3 bedroom separate, detached guest home with kitchen makes this property ideal for multigenerational living or hosting & entertaining guests. With a grove of approximately 150 mature, thriving Valencia orange trees ensconced on the land, this is an opportunity like no other in North San Diego County. Grand & immaculately maintained, step inside the main home to high wood-beamed ceilings, engineered hardwood flooring, lots of light, a gorgeous stone surround fireplace in the great room, & an impressive view deck that wraps around the home & is accessible through multiple areas, including the broad la cantina doors just off of the living & dining rooms. Sure to please even the most discerning chef, the kitchen unveils handsome wood cabinetry, leathered granite counters, a stone tile backsplash, & a full suite of high-end stainless steel appliances, including a wine fridge & a work or office space. An impressive wrought-iron chandelier anchors the dining area. The primary suite is a peaceful, spa-like retreat with private slider door access out to the view deck, an incredible walk-in closet & an ensuite spa-like bath with



generous soaking tub, separate glass-enclosed shower, & dual vanities. SEE SUPPLEMENT... In the main home, all main living areas, the primary suite, an additional spacious bedroom, & the office (which could also be another bedroom) are on the main level. A walk-out basement with separate entrances is located below, featuring another vast bedroom & a full, ensuite bath. The front yard of the main house is a sensational, enclosed private patio area that can entertain dozens of guests & displays a water feature, fire pit, putting green, al fresco dining area, vegetable & herb gardens, & built-in seating for enjoying San Diego's amazing year-round weather. The detached guest house is a rare find with 3 beds, 2 full baths, & its own remodeled full kitchen with granite counters, stainless steel appliances & plenty of storage. Light, bright, & modern with updated ceiling fans & floors throughout, it's truly a home unto itself, not just an afterthought! The guest house enjoys an expanded deck & its own, fenced yard with a turf lawn. Just off of the guest house is a detached studio with its own deck & plumbing that is perfect for a salon, office, or gym. Each home has exceptional privacy, with a portion of the Valencia orange grove separating the separate, dedicated driveways. Enter the main house's side of the property through the beautiful, automatic gate & enjoy plenty of room for extra parking or storage, along with a side parking area that is perfect for your RV or boat (accessible through a second, manually operated gate). Arrive at the guest house at the end of its own lengthy driveway with loads of additional space for parking your vehicles or toys! A walking path also connects each home to the other. A substantial, enclosed workshop area next to the garage at the main house is the finishing touch with bonus storage or workspace for any hobbyist, contractor, athlete, or outdoor enthusiast. A property that checks all of the

boxes with NO HOA or no Mello Roos! Live a world away from it all while being just a short drive from downtown Fallbrook & the 15 freeway.

Built in 1986

Essential Information

MLS® #	250036778SD
Price	\$1,499,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,131
Acres	1.51
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lindsay Herrell
Listing Office	Compass

Community Information

Address	1379 Sunny Heights Road
Area	92028 - Fallbrook
Subdivision	Fallbrook
City	Fallbrook
County	San Diego
Zip Code	92028

Amenities

Parking Spaces	6
Parking	Concrete, Driveway, On Site, Private, See Remarks, Uncovered
# of Garages	2
Garages	Concrete, Driveway, On Site, Private, See Remarks, Uncovered
View	Mountain(s), Panoramic, Trees/Woods
Pool	None
Security	Security Gate

Exterior

Exterior	Other
Roof	See Remarks
Construction	Other

Interior

Interior	Wood
Interior Features	Walk-In Closet(s), Bedroom on Main Level, Entrance Foyer, Main Level Primary, See Remarks, Workshop
Heating	Fireplace(s), Forced Air, Propane, See Remarks
Cooling	Central Air, See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	August 20th, 2025
Days on Market	100
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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