

\$1,325,000 - 1766 Rabbit Hill, Fallbrook

MLS® #IG25223912

\$1,325,000

4 Bedroom, 4.00 Bathroom, 3,202 sqft

Residential on 2 Acres

Fallbrook, Fallbrook,

Discover the embodiment of elegant living in this stunning custom contractor's residence located in the heart of Fallbrook, CA. PAID for solar (newer system), Large Barn with bathroom. Views and location, location, location. As you approach, you'll be greeted by an oversized solid wood front door that sets the tone for the exquisite craftsmanship found within. Step into the formal living room and dining room, perfect for hosting gatherings or enjoying quiet moments of reflection. The breakfast nook offers a cozy spot to savor your morning coffee, while the coffee/wet bar adds a touch of sophistication for entertaining guests. The heart of the home is the spacious step-down Family Room, featuring a striking wood beam ceiling and a custom fireplace that creates a warm and inviting atmosphere. Natural light floods the space through custom bay windows, complete with built-in seating and storage, making it an ideal spot to unwind. The meticulously designed primary suite boasts a custom beehive fireplace, dual closets, and an ensuite bathroom that includes a separate jacuzzi bathtub, walk-in shower, and large vanity with dual sinks. With an oversized laundry room and ceiling fans throughout, this custom designed home combines luxury with practicality. Enjoy the tranquility of the microclimate in the surrounding Fallbrook area and lush agricultural environment, ensuring a clean and serene living experience. Plenty of room for a second home, horse facilities, ADU



or courts. Don't miss the opportunity to make this exceptional property your own, where every detail has been thoughtfully considered for a refined lifestyle. Pride of ownership shows through this beautifully crafted home.

Built in 1993

Essential Information

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|----------------|-------------------------|
| MLS® # | IG25223912 |
| Price | \$1,325,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,202 |
| Acres | 2.13 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Karen Shobe |
| Listing Office | Grace Realty & Homes |

Community Information

| | |
|-------------|-------------------|
| Address | 1766 Rabbit Hill |
| Area | 92028 - Fallbrook |
| Subdivision | Fallbrook |
| City | Fallbrook |
| County | San Diego |
| Zip Code | 92028 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Available, Natural Gas Available |
| Parking Spaces | 3 |
| Parking | Direct Access, Garage, Door-Multi |
| # of Garages | 3 |
| Garages | Direct Access, Garage, Door-Multi |

| | |
|----------|--|
| View | Panoramic, Canyon, Courtyard, Hills, Mountain(s) |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

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|-----------------|--|
| Lot Description | Agricultural, Cul-De-Sac, Orchard(s), Sloped Down, Sprinklers In Front, TwoToFiveUnitsAcre |
| Roof | Spanish Tile |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Bar, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Dry Bar, Tile Counters, Wet Bar |
| Appliances | Dishwasher, Disposal, Microwave, Double Oven, Electric Cooktop, Trash Compactor |
| Heating | Central, Solar |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Primary Bedroom |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|-----------------|
| District | Fallbrook Union |
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Additional Information

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|-----------------|----------------------|
| Date Listed | September 23rd, 2025 |
| Days on Market | 23 |
| Short Sale | N |
| RE / Bank Owned | N |

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