

\$1,149,000 - 6455 Rainbow Heights Road, Fallbrook

MLS® #ND25018517

\$1,149,000

4 Bedroom, 4.00 Bathroom, 4,027 sqft

Residential on 7 Acres

N/A, Fallbrook,

Can you spot a diamond in the rough? This is a rare opportunity to revive what was once an exceptional mountainside estate into its new glory using your creative vision. Location is the hardest thing to find, and this one has privacy and a rare 6.83-acres with stunning views of Palomar Mountain and the Pala and Pauma Valleys. Incorporating natural boulders and streams, extensive landscaping and hardscaping has created an impressive front circular drive entry with a welcoming waterfall. A large upper pond flows below the driveway into several other ponds and waterfalls, creating idyllic settings as you meander through the property. The water features attract wildlife and birds to complete your immersion into the natural beauty of this property. The large pond below provided fond memories of the kids and grandkids fishing together that are still appreciated to this day. Unusual for a hillside parcel, there is plenty of flat parking with a 3-car garage and room for an RV. With an expansive 4,027 footprint, the home's current floorplan has 4 bedrooms (all upstairs) and 3.5 bathrooms (with ½ bath downstairs.) The lower level has 2 bonus rooms - a large extra room which could be used as a game room or a lower-level bedroom; and another bonus room with a fireplace where the family would gather to sing and play music together. Today's buyer will want to enlarge the original kitchen, so there is plenty of flexible space to redesign the lower level to do so. With outdoor family



gatherings in mind, the lengthy covered back patio has space for an outdoor kitchen and is the focal point of the sweeping views. There is a flat yard off the rear patio where the kids would play ball. The primary bedroom upstairs has a private deck for its own view of the valleys. Built in 1991, it needs updating, and has some deferred maintenance as well, including re-lining some of the ponds and finishing the outdoor kitchen. Everything is original, so you are starting with a blank slate for your ideas. There is separate gated access to the lower pond and an outbuilding/garage storage space. There is a Generac generator to keep the house running in case of electrical outage. New septic tank. Located in Rainbow just east of Fallbrook, it has an easy drive from the I-15; yet tucked below a natural crest, the property is protected from the I-15 traffic noise. Only a few minutes from Temecula and Fallbrook. The sale includes two APN #s [1092504600 & 1093300900] for a total of 6.83 acres.

Built in 1991

Essential Information

MLS® #	ND25018517
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,027
Acres	6.83
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Denise Mcfarland
Listing Office	Premiere Real Estate

Community Information

Address	6455 Rainbow Heights Road
Area	92028 - Fallbrook
Subdivision	N/A
City	Fallbrook
County	San Diego
Zip Code	92028

Amenities

Utilities	Electricity Connected, Water Connected, Propane
Parking Spaces	3
Parking	Direct Access, Garage, Circular Driveway, RV Access/Parking
# of Garages	3
Garages	Direct Access, Garage, Circular Driveway, RV Access/Parking
View	Hills, Valley
Pool	None

Exterior

Exterior	Stucco
Lot Description	Lot Over 40000 Sqft
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Balcony, Walk-In Closet(s), All Bedrooms Up
Appliances	Propane Cooktop
Heating	Central, Fireplace(s), Forced Air, Pellet Stove, Propane
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Fallbrook Union
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Additional Information

Date Listed	January 28th, 2025
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Days on Market	237
Zoning	A70
Short Sale	N
RE / Bank Owned	N

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