

# **\$779,000 - 437 Debra Ann Drive, Fallbrook**

MLS® #ND25149177

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## **\$779,000**

4 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0 Acres

Fallbrook, Fallbrook,

Located near the brand-new Village View County Park and the Fallbrook Community Center, this meticulously maintained home offers a perfect blend of comfort and convenience. Step inside to soaring cathedral ceilings in the formal living and dining areas, creating an airy and inviting space. The open-concept kitchen seamlessly flows into the family room, complete with a cozy fireplace, making it ideal for both gatherings and everyday living. With four spacious bedrooms and three full bathrooms, this home offers ample space for family and guests. The primary suite features a generous en suite bath with dual sinks, a separate soaking tub, and a walk-in shower. A three-car garage offers ample storage and parking. Enjoy the freedom of no HOA fees and benefit from the savings of no Mello-Roos taxes. Owner financing may be available. This is a rare opportunity to own a turn-key home in a prime location—don't miss it!



Built in 1993

## **Essential Information**

MLS® #	ND25149177
Price	\$779,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,188

Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Chris Hasvold
Listing Office	Coldwell Banker Village Properties

## Community Information

Address	437 Debra Ann Drive
Area	92028 - Fallbrook
Subdivision	Fallbrook
City	Fallbrook
County	San Diego
Zip Code	92028

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	3
Parking	Door-Single, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi, Driveway, Garage Faces Front
# of Garages	3
Garages	Door-Single, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi, Driveway, Garage Faces Front
View	None
Pool	None

## Exterior

Exterior	Stucco, Drywall
Lot Description	Back Yard, Front Yard, SixToTenUnitsAcre
Roof	Concrete, Spanish Tile
Construction	Stucco, Drywall
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Bedroom on Main Level, Breakfast Area,

	Primary Suite, Separate/Formal Dining Room
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Fallbrook Union
High	Fallbrook

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	17
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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