

# \$780,000 - 3374 Avocado Vista Ln., Fallbrook

MLS® #NDP2505453

**\$780,000**

4 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, Fallbrook,

Situated in the highly desirable Lake Rancho Viejo community, this beautifully maintained 4-bedroom, 2-bath single-story home offers 1,754 sq. ft. of functional and stylish living space. The open-concept kitchen flows directly into the living room, making it perfect for hosting gatherings or relaxing with family. The home features a mix of beautiful flooring, including brand-new tile in the living room, warm bamboo flooring, and cozy carpet in the bedrooms—creating a balanced blend of comfort and durability throughout. Enjoy modern upgrades like a smart thermostat, epoxy-coated floors in the attached 2-car garage, and included appliances—washer, dryer, and refrigerator—making this home truly move-in ready. Step into the backyard and find a peaceful, private space ideal for entertaining or enjoying quiet evenings under the stars with hillside views and a gate to trails right from your backyard. As part of the Lake Rancho Viejo community, you'll have access to resort-style amenities including a sparkling pool and spa, volleyball and tennis courts, pickleball, playgrounds, and a welcoming clubhouse. Plus, scenic walking trails and easy access to the 15 freeway make commuting a breeze. Don't miss your chance to make this YOUR new home!



Built in 2000

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | NDP2505453                  |
| Price          | \$780,000                   |
| Bedrooms       | 4                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,754                       |
| Acres          | 0.16                        |
| Year Built     | 2000                        |
| Type           | Residential                 |
| Sub-Type       | Single Family Residence     |
| Style          | Patio Home                  |
| Status         | Closed                      |
| Listing Agent  | Adam Nogueira               |
| Listing Office | Signature Real Estate Group |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3374 Avocado Vista Ln. |
| Area        | 92028 - Fallbrook      |
| Subdivision | N/A                    |
| City        | Fallbrook              |
| County      | San Diego              |
| Zip Code    | 92028                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Maintenance Grounds, Management, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Clubhouse, Lake or Pond, Pickleball, Trail(s) |
| Parking Spaces | 2   |
| Parking        | Driveway, Garage, Door-Multi  |
| # of Garages   | 2   |
| Garages        | Driveway, Garage, Door-Multi  |
| View           | Hills, Neighborhood   |
| Has Pool       | Yes   |
| Pool           | None, Association   |

## Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Lawn, Landscaped |
|-----------------|-----------------------------|

## Interior

|          |                      |
|----------|----------------------|
| Interior | Carpet, Tile, Bamboo |
|----------|----------------------|

|                   |  |
|-------------------|--|
| Interior Features | All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Water To Refrigerator, Dryer, Washer           |
| Heating           | Central, Natural Gas   |
| Cooling           | Central Air, Electric  |
| Fireplace         | Yes  |
| Fireplaces        | Gas Starter, Living Room   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                 |
|----------|-----------------|
| District | Fallbrook Union |
|----------|-----------------|

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 28th, 2025 |
| Days on Market  | 7              |
| Zoning          | SFR            |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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