

\$1,049,900 - 2278 Casitas Del Sol, Fallbrook

MLS® #NDP2505837

\$1,049,900

3 Bedroom, 3.00 Bathroom, 2,105 sqft
Residential on 1 Acres

N/A, Fallbrook,

Welcome to 2278 Casitas Del Sol, a beautifully crafted single-level Ranch style home located just eight minutes from downtown Fallbrook. This Spanish Hacienda is a rare blend of character, privacy, and lifestyle with breathtaking panoramic views of the mountains, surrounding countryside, and your very own vineyard. The setting is as serene as it is scenic. Inside the 2,100 square foot home you will find vaulted ceilings with exposed beams and updated wood-look vinyl flooring throughout. The open layout includes three spacious bedrooms, each with oversized closets and abundant storage, along with three full bathrooms offering comfort and versatility for both family and guests. Perfect for entertaining or quiet country living, the property boasts over 140 mature Merlot grapevines on a full drip irrigation system and a dedicated wine cellar, creating your own private vineyard experience. The grounds also include a variety of mature fruit trees, producing avocados, Asian pears, figs, passion fruit, macadamia nuts, and more. The 1.44 acre lot is fully fenced with an automatic gated entrance and features bountiful bougainvillea-wrapped exterior walls, an extensive chicken coop, and a stained concrete driveway that leads to a two-car garage with extra space for a workshop, and an oversized RV or boat hangar complete with hookups—ideal for outdoor enthusiasts or hobbyists. Whether you're relaxing on the patio with a morning coffee, reading book near



the wood-burning fireplace or strolling through the vines at sunset, this home offers a unique combination of country living and modern functionality. It's not just a home—it's a lifestyle waiting for you in the heart of Fallbrook.

Built in 1984

Essential Information

MLS® #	NDP2505837
Price	\$1,049,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,105
Acres	1.44
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home, Ranch
Status	Closed
Listing Agent	Chris Abad
Listing Office	eXp Realty of Southern CA

Community Information

Address	2278 Casitas Del Sol
Area	92028 - Fallbrook
Subdivision	N/A
City	Fallbrook
County	San Diego
Zip Code	92028

Amenities

Parking Spaces	2
Parking	Garage, Carport, Door-Single, RV Access/Parking, RV Covered
# of Garages	2
Garages	Garage, Carport, Door-Single, RV Access/Parking, RV Covered
View	Hills, Mountain(s), Neighborhood, Trees/Woods, Vineyard

Pool	None
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Exterior

Lot Description	ZeroToOneUnitAcre, Agricultural, Back Yard, Front Yard, Lot Over 40000 Sqft, Paved, Yard, Garden, Landscaped, Orchard(s), Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer
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Interior

Interior Features	Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Entrance Foyer, Utility Room
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Appliances	Convection Oven, Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Gas Water Heater, Propane Cooktop, Propane Oven, Trash Compactor
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Heating	Central
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Family Room, Living Room, Masonry, Wood Burning
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# of Stories	1
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Stories	One
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School Information

District	Fallbrook Union
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Elementary	William H. Frazier
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Middle	James E. Potter Intermediate
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High	Fallbrook
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Additional Information

Date Listed	June 12th, 2025
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Days on Market	27
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Zoning	R-1: SINGLE FAM-RES
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Short Sale	N
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RE / Bank Owned	N
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