

\$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 a 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

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

Interior

Interior Features Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Entrance Foyer, Utility Room

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

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Living Room, Masonry, Wood Burning

of Stories 1

Stories One

School Information

District Fallbrook Union

Elementary William H. Frazier

Middle James E. Potter Intermediate

High Fallbrook

Additional Information

Date Listed June 12th, 2025

Days on Market 27

Zoning R-1: SINGLE FAM-RES

Short Sale N

RE / Bank Owned N

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