

# **\$1,130,000 - 1309 Sunny Heights Road, Fallbrook**

MLS® #NDP2506009

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## **\$1,130,000**

3 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 2 Acres

N/A, Fallbrook,

**PRICE REDUCED!!** Beautiful views from this nearly new dream home nestled in the hills of Fallbrook. This bright and airy single-level residence offers effortless living with no interior steps and a seamless, open layout ideal for large gatherings. The heart of the home is the inviting kitchen, perfectly positioned to overlook the spacious family room and dining area to enjoy the amazing countryside views beyond. The primary suite features a large walk-in shower, dual sinks, and two generous closets. There is a designated office with a built-in desk, an additional bedroom and bath. Also has a separate suite with a private entrance, a kitchenette, large closet and bathroom with walk-in shower – perfect for visitors or extended guests. Step outside to the covered patio and backyard oasis complete with a spacious patio, above-ground swim spa with attached deck, and wood pergola. Includes a 2-car attached garage, a separate detached carport for 2 more vehicles plus space for RV or boat parking, and a waterproof Tough Shed for additional storage. Yard features beautiful landscaping complete with various palm trees and fruit trees – guava, orange, lemon, peach, and plum – adding charm and flavor to this peaceful countryside escape. The spacious lot is an ideal canvas for building an accessory dwelling unit (ADU). Whether you're looking to add a guest house or rental unit, this property provides plenty of room to expand. With ample space for parking and utilities already in place,



the opportunity to create additional living space is ready to be realized. This home is the perfect blend of comfort, style, and functionalityâ€”ready for you to move in and make it your own.

Built in 2020

**Essential Information**

MLS® #	NDP2506009
Price	\$1,130,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	1.50
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Sharyn Seymour
Listing Office	AARE

**Community Information**

Address	1309 Sunny Heights Road
Area	92028 - Fallbrook
Subdivision	N/A
City	Fallbrook
County	San Diego
Zip Code	92028

**Amenities**

Utilities	Electricity Connected, Propane
Parking Spaces	4
Parking	Concrete, Driveway, Garage, Boat, RV Access/Parking
# of Garages	2
Garages	Concrete, Driveway, Garage, Boat, RV Access/Parking
View	Hills, Mountain(s), Neighborhood, Panoramic, Valley, Trees/Woods,

	Park/Greenbelt
Has Pool	Yes
Pool	Above Ground
Security	Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Yard, Garden, Lawn, Sprinkler System
Windows	Double Pane Windows
Roof	Asphalt, Composition, Shingle
Foundation	Concrete Perimeter

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Attic, Pull Down Attic Stairs, Wired for Sound
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	1
Stories	One

## School Information

District	Fallbrook Union
Elementary	William H. Frazier
Middle	Potter
High	Fallbrook

## Additional Information

Date Listed	June 18th, 2025
Days on Market	47
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 7th, 2026 at 4:20am PST.

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