

# \$1,349,900 - 7744 W Lilac, Bonsall

MLS® #SW26053614

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## \$1,349,900

5 Bedroom, 3.00 Bathroom, 2,776 sqft  
Residential on 4 Acres

Bonsall, Bonsall,

Welcome to a rare custom cedar estate set on 3.58 private acres where nature, craftsmanship, and modern design come together. This first-time-on-the-market property features an approx. 2,800 sq ft main residence (4 bed / 2 bath), a 1 bed / 1 bath ADU, and a detached flex retreat, all surrounded by mature oaks, a year-round stream, and a tranquil pond. The main residence has been extensively updated while preserving its character. The upper level features beautiful cedar ceilings, rich wood textures, and cove lighting, with a dramatic brick fireplace anchoring the living space. The remodeled kitchen is a centerpiece with custom cabinetry, quartz countertops, stone backsplash, new appliances, under-cabinet lighting, and a custom range hood. The guest bath includes a free-standing vanity, brass hardware, fluted tile, and limewash walls, while the primary suite is a serene retreat with floor-to-ceiling windows, a walk-in closet with built-in cabinetry, and a master bath featuring a walk-in rain shower, slate tile, free-standing vanity, and limewash walls. The Jr. ADU / Next-Gen suite boasts a white oak kitchen with quartz countertops, a bathroom with zellige tile and brass hardware, providing flexibility for multigenerational living, guests, or rental potential. Outdoor living is exceptional, with a wrap-around wood deck, mature oak groves, and a year-round stream feeding a pond with a fountain, creating a picturesque and peaceful setting. A studio/workshop with kitchenette



and wrap-around deck adds versatile space for creative, office, or potential ADU use. The 3.58-acre grounds are meticulously landscaped, featuring fresh sod near the ADU, mature fruit trees, and a concrete and gravel driveway. Additional highlights include solar with battery storage, an automatic Generac generator, and epoxy-coated garage floors. Private, scenic, and full of character, Patti Oaks offers a rare opportunity to own a custom estate where nature, craftsmanship, and modern luxury finishes—including quartz, stone, zellige tile, fluted tile, slate tile, cove lighting, and built-in closet systems—come together to create an extraordinary lifestyle.

Built in 1985

### Essential Information

MLS® #	SW26053614
Price	\$1,349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,776
Acres	3.58
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Noah Thomason
Listing Office	Exit Alliance Realty

### Community Information

Address	7744 W Lilac
Area	92003 - Bonsall
Subdivision	Bonsall
City	Bonsall
County	San Diego
Zip Code	92003

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener, Paved, Pull-through, RV Access/Parking
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener, Paved, Pull-through, RV Access/Parking
View	Trees/Woods, Pond, Water
Waterfront	Pond, Stream
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Cedar
Exterior Features	Koi Pond
Lot Description	Back Yard, Lawn, Lot Over 40000 Sqft, Landscaped, Yard, Horse Property, Paved, Sprinklers Timer, Trees
Windows	Double Pane Windows, Skylight(s)
Roof	Composition, See Remarks
Construction	Cedar

## Interior

Interior	Vinyl
Interior Features	Beamed Ceilings, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Balcony, Built-in Features, Living Room Deck Attached, Primary Suite, Storage, Track Lighting, Walk-In Pantry, Wet Bar, Workshop
Appliances	SixBurnerStove, Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, High Efficiency Water Heater, Ice Maker, Propane Oven, Propane Range, Propane Water Heater, Range Hood, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District

Bonsall Unified

**Additional Information**

Date Listed            March 11th, 2026

Days on Market        6

Short Sale             N

RE / Bank Owned     N

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