



**\$1,150,000**

## VIA LADERA, FALLBROOK, CA, 92028

<https://kellycrews.com>

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2400.00 sq ft



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### School Information

**Elementary School:** Vallecitos

**High School District:** Fallbrook Union

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### General Info



**Property Condition:** Turnkey,Updated/Remodeled

**Construction Materials:** Drywall Walls

**Exclusions:** Cargo Containers

**Zoning:** A70

**Road Frontage Type:** Private Road

**Road Surface Type:** Paved

**Directions:** Rainbow Valley Blvd, 1 block on Eighth, 1 block on Rice Canyon, then on Rainbow Heights Rd. Via Ladera will be on the left around 2 miles.

**Roof:** Concrete,Spanish Tile

**Assessments:** Unknown

**Inclusions:** Security Cameras/Doorbell, Range, & Refrigerator

**Community Features:** Rural

**Stories Total:** 2

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## Interior Details

**Interior Features:** Balcony,Ceiling Fan(s),High Ceilings,Pantry,Recessed Lighting,Storage,Unfurnished

**Door Features:** French Doors,Sliding Doors

**Security Features:** Carbon Monoxide Detector(s),Fire Sprinkler System,Security Lights,Smoke Detector(s)

**Accessibility Features:** 2+ Access Exits,Entry Slope Less Than 1 Foot

**Spa Features:** None

**Common Walls:** No Common Walls

**Fireplace Features:** Free Standing,Living Room,Wood Burning

**Flooring:** Vinyl

**Eating Area:** Area,Breakfast Nook

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## Utilities

**Utilities:** Propane,Electricity Connected

**Heating:** Central,Electric,ENERGY STAR Qualified Equipment,Forced Air,Propane,Wood Stove

**Appliances:** Convection Oven,Dishwasher,Free-Standing Range,Disposal,Ice Maker,Microwave,Propane Range,Propane Water Heater,Refrigerator,Self Cleaning Oven,Tankless Water Heater,Water Heater Central,Water Line to Refrigerator

**Laundry YN:** 1

**Sewer:** Conventional Septic

**Cooling:** Central Air,Electric,ENERGY STAR Qualified Equipment,SEER Rated 16+

**Electric:** 220 Volts,Electricity - On Property

**Cooling YN:** 1



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## Exterior Details

**Parking Features:** Direct Garage Access, Driveway, Concrete, Garage, Garage Faces Front, Garage - Single Door, Garage Door Opener, On Site, Oversized, Private, Workshop in Garage

**Exterior Features:** Lighting

**Garage Spaces:** 4.00

**Window Features:** Blinds, Double Pane Windows

**View:** Hills, Landmark, Ocean, Panoramic, Rocks, Valley

**Pool Features:** None

**Parking Total:** 4.00

**Fencing:** None

**Architectural Style:** Custom Built

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## Lot Information

**Lot Features:** Back Yard, Front Yard, Gentle Sloping, Horse Property, Horse Property Unimproved, Landscaped, Level with Street, Lot Over 40000 Sqft, Irregular Lot, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Utilities - Overhead, Yard

