



**\$2,200,000**

**BRIANA COURT, FALLBROOK, CA, US, 92028**

<https://kellycrews.com>

- 5 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 4225.00 sq ft



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## School Information

**Elementary School:** Fallbrook

**High School:** Fallbrook

**High School District:** Fallbrook Union

**Elementary School Other:** Fallbrook Street

**High School 2:** FALLBR

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## General Info



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

**Number Of Units  
Total:** 1

**Directions:** Property on the right side and please enter at the driveway before the house!

**Subdivision Name:**  
Fallbrook

**Construction Materials:**  
Unknown,Frame,Concrete,Stucco,Glass,Drywall Walls

**Roof:** Spanish Tile

**Assessments:** Unknown,Special Assessments

**Zoning:** A70

**Road Frontage Type:** Country Road

**Community Features:**  
Valley,Foothills

**Road Surface Type:** Paved

**Stories Total:** 1

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## Interior Details

**Interior Features:** Crown Molding,Furnished,Dry Bar,High Ceilings,Ceiling Fan(s),Pantry,Recessed Lighting,Open Floorplan,Storage,In-Law Floorplan,Cathedral Ceiling(s),Granite Counters

**Door Features:** Sliding Doors,Insulated Doors

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

**Accessibility Features:** Doors - Swing In,2+ Access Exits,Entry Slope Less Than 1 Foot

**Spa Features:** In Ground,Private,Gunite

**Common Walls:** No Common Walls

**Fireplace Features:** Gas,Primary Bedroom,Propane,Living Room,Outside,Family Room

**Flooring:** Tile,Wood

**Eating Area:** In Living Room,In Kitchen,Breakfast Nook

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## Utilities



**Utilities:** Propane,Cable  
Connected,Phone  
Connected,Electricity  
Connected,Sewer Not  
Available,Water Connected

**Sewer:** Engineered Septic

**Heating:**  
Fireplace(s),Propane,Central

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** 6 Burner Stove,Water  
Heater,Disposal,Microwave,Refrigerator,Water Heater  
Central,Propane Range,Propane Oven,Tankless Water  
Heater,Propane Cooktop,Range Hood,Propane Water  
Heater,Dishwasher

**Electric:** Standard

**Laundry YN:** 1

**Cooling YN:** 1

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## Exterior Details

**Parking Features:**  
Garage,Driveway Down Slope From  
Street,Garage Faces Side,Private,RV  
Potential,Concrete,Driveway,Garage  
- Two Door,Garage Door Opener

**Pool Features:** In Ground,Waterfall,Heated with  
Propane,Private,Heated,Heated Passively,Gunite,Gas Heat,Solar Heat

**Parking Total:** 2.00

**Garage Spaces:** 2.00

**Fencing:** Vinyl,Good Condition

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

**Architectural Style:**  
Mediterranean

**View:**  
Mountain(s),Trees/Woods,Meadow,Neighborhood,Rocks,Hills,Valley,Panoramic

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## Lot Information

**Lot Features:** Sprinklers Drip System,Yard,Sloped Down,Bluff,Utilities - Overhead,Horse Property  
Unimproved,Corners Marked,Landscaped,Front Yard,Irregular Lot,Back Yard,Cul-De-Sac,Garden

