

\$6,750,000 - 3309 San Rey, Bonsall

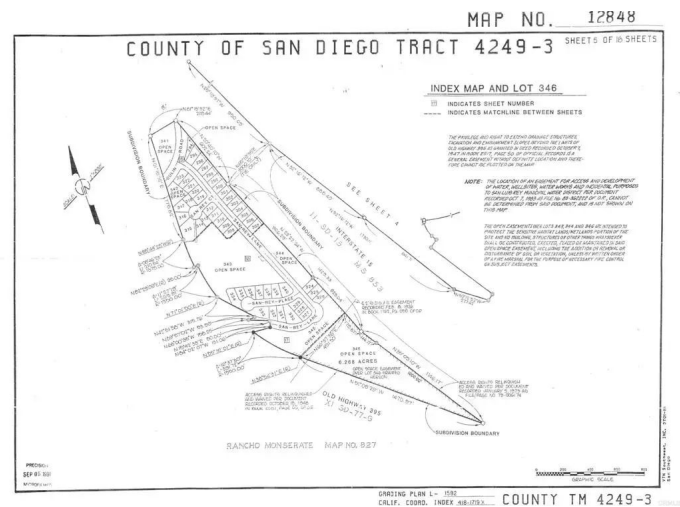
MLS® #NDP2509253

\$6,750,000

Bedroom, Bathroom,
Land on 27.00 Acres

N/A, Bonsall, CA

Rancho Viejo Premier Development
Opportunity Cost-Efficient, and Market-Aligned
Key Investment Highlights Approvals Secured
Full County scoping letter and Fire District
agreements in place Phased Development
Reduced upfront costs with optimized
two-phase buildout \$10M+ in Cost Savings
Modular construction, grading optimizations,
and road design efficiencies Strong Rental
Demand By-right ADUs/J-ADUs in a
high-growth Southern California corridor
Project Advantages 1. Flexible Land Use
Designations - Active Use Open Space:
Permits clubhouses, trails, recreation, and
water features - Passive (Restorative) Use:
Allows grading/development with approved
landscape restoration resolving prior
ownerships roadblocks 2. Accelerated &
Deferred Costs - Emergency Road Approval:
Secondary access downgraded from primary
road standards, cutting \$2M+ in initial costs -
Phase 2 Deferrals: Fire Dept. approved
delaying full emergency road buildout,
accelerating Phase 1 (29 lots) 3. Optimized
Site Engineering - Grading Plan: Reduced
import volumes while expanding usable yard
space via elevated home pads - Modular
Construction: Approved for 30% faster vertical
build, with modern-rustic designs and covered
parking integration 4. Lower Infrastructure
Costs - Santa Luz-Inspired Roads:
Drought-tolerant, fire-resistant landscaping
with reduced sidewalk/street expenses - Traffic
Study vs. Full Road Build: \$500K+ savings vs.



original secondary access requirements 5.
High-Demand Rental Model - ADU/J-ADU
Inclusion: Projects premium rents using
tri-county (Orange/San Diego/Riverside)
comps - Proven Prec

Essential Information

MLS® #	NDP2509253
Price	\$6,750,000
Acres	27.00
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	3309 San Rey
Area	BONSALL (92003)
Subdivision	N/A
City	Bonsall
County	San Diego
State	CA
Zip Code	92003

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	September 20th, 2025
Days on Market	553
Listing Office	Real Brokerage Technologies

Listing Details

Listing Office	Real Brokerage Technologies
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate

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Listing information last updated on October 8th, 2026 at 9:08pm PDT