

\$1,240,000 - 1761 Winterwarm Drive, Fallbrook

MLS® #PTP2600876

\$1,240,000

5 Bedroom, 3.00 Bathroom, 2,792 sqft

Residential on 3.31 Acres

N/A, Fallbrook, CA

Welcome to one of Southern Fallbrook's most exceptional legacy estates, where privacy, abundant water resources, and breathtaking natural beauty come together on 3.31 fully irrigated acres. Ideally located near Bonsall, this one-of-a-kind property offers a rare combination of lifestyle, long-term resource security, and versatility. At the heart of the estate is an architect-designed residence overlooking a private lake, scenic pond, and beautifully maintained grounds. The property is powered by a fully owned solar energy system and is exceptionally equipped with valuable senior water rights, a high-producing private well, and mature producing lemon, olive, pomegranate, and other fruit trees an increasingly rare combination in Southern California. Beyond the main residence, the property includes a detached two-bedroom guest house, two site-built casitas connected by an outdoor bathroom, multiple workshops, storage buildings, and extensive usable land. Whether you're envisioning a boutique vineyard, equestrian estate, specialty farm, family compound, or private retreat, the possibilities are endless. Enjoy peaceful outdoor living with picturesque water views, exceptional privacy, and room to create your own vision, all while being just minutes from Bonsall, Interstate 15, shopping, dining, and approximately 30 minutes from North County's beautiful beaches. Major inspections, including septic and fire-related inspections, have already been completed, providing added



confidence for buyers. Opportunities to own a property with this combination of senior water rights, independent

Built in 1985

Essential Information

MLS® #	PTP2600876
Price	\$1,240,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,792
Acres	3.31
Year Built	1985
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	1761 Winterwarm Drive
Area	FALLBROOK (92028)
Subdivision	N/A
City	Fallbrook
County	San Diego
State	CA
Zip Code	92028

Amenities

Amenities	Horse Trails
Parking Spaces	13
# of Garages	3
View	Lake/River,Mountains/Hills,Panoramic,Valley/Canyon,Pasture,Pond,Wat er,Courtyard,Meadow,Trees/Woods
Pool	N/K

Interior

Appliances	Dryer,Washer
Cooling	Central Forced Air

Fireplace	Yes
Fireplaces	FP in Living Room
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Landscaped
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School Information

District	Fallbrook Union High School Dist
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Additional Information

Date Listed	February 4th, 2026
Days on Market	169
Zoning	R-1:Single
Listing Office	Palisade Realty, Inc

Listing Details

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