

# \$835,000 - 35833 Esperia, Fallbrook

MLS® #260016711

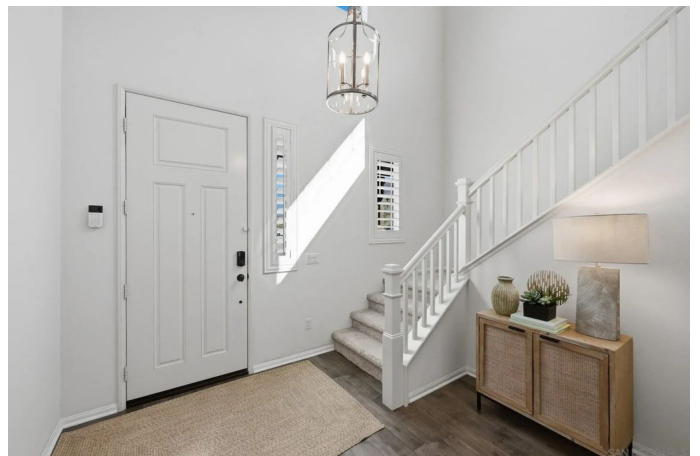
**\$835,000**

3 Bedroom, 3.00 Bathroom, 2,285 sqft

Residential on 0.16 Acres

Horse creek ridge, Fallbrook, CA

Beautifully upgraded home in the highly desirable Horse Creek Ridge community of Fallbrook, set on an expansive lot with exceptional outdoor improvements, including mature garden beds, fruit bearing trees, and modern touches and upgrades throughout. Offering 3 bedrooms, 3 bathrooms and approximately 2,285 sq. ft. of light-filled living space, this home blends comfort, function and true Southern California indoor/outdoor living. The open-concept floor plan features generous living and dining areas with great natural light and seamless flow to the kitchen, complete with a large center island, abundant cabinetry and plenty of space to gather and entertain. The downstairs primary suite offers a relaxing retreat with a spacious bath and ample closet space, while the upstairs loft provides valuable flex space for an office, media room, playroom or additional lounge area. The exterior has been thoughtfully enhanced with driveway pavers, planter boxes and approximately \$50,000 in landscaping upgrades, creating a beautiful and usable outdoor setting with room to entertain, garden, play or expand this oasis. Additional highlights include paid-off solar and a backup generator for added efficiency and peace of mind. Horse Creek Ridge offers resort-style amenities including community pools, clubhouse, parks, sports fields, walking trails and open space, with convenient access to Hwy 76, I-15, shopping, dining, schools and North County destinations. (\*Please note only the home



office photos have been virtually staged/enhanced).

Built in 2020

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 260016711   |
| Price          | \$835,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,285       |
| Acres          | 0.16        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Pending     |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35833 Esperia     |
| Area        | FALLBROOK (92028) |
| Subdivision | Horse creek ridge |
| City        | Fallbrook         |
| County      | San Diego         |
| State       | CA                |
| Zip Code    | 92028             |

Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | BBQ,Biking/Hiking Trails,Clubhouse/Rec Room,Playground,Pool,Recreation Area,Spa/Hot Tub |
| Parking Spaces | 4                                                                                       |
| Parking        | Attached                                                                                |
| # of Garages   | 2                                                                                       |
| Has Pool       | Yes                                                                                     |
| Pool           | Below Ground,Community/Common                                                           |

Interior

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher,Disposal,Garage Door Opener,Microwave,Range/Oven,Refrigerator,Solar Panels,Washer,Gas |
|------------|--------------------------------------------------------------------------------------------------|

|           |                    |
|-----------|--------------------|
|           | & Electric Range   |
| Heating   | Forced Air Unit    |
| Cooling   | Central Forced Air |
| Fireplace | Yes                |
| Stories   | 2 Story            |

## Exterior

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Stucco      |

## Fees

|               |         |
|---------------|---------|
| HOA Fees      | \$208   |
| HOA Frequency | Monthly |
| Other Fees    | \$0     |
| Mello Roos    | \$2,752 |
| Total Fees    | \$437   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2026 |
| Days on Market | 41             |
| Zoning         | R-1:SINGLE     |
| Listing Office | Harcourts One  |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Harcourts One |
|----------------|---------------|

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 professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 13th, 2026 at 2:54am PDT