

\$1,425,000 - 40340 Sandia Creek Dr, Fallbrook

MLS® #SW25244355

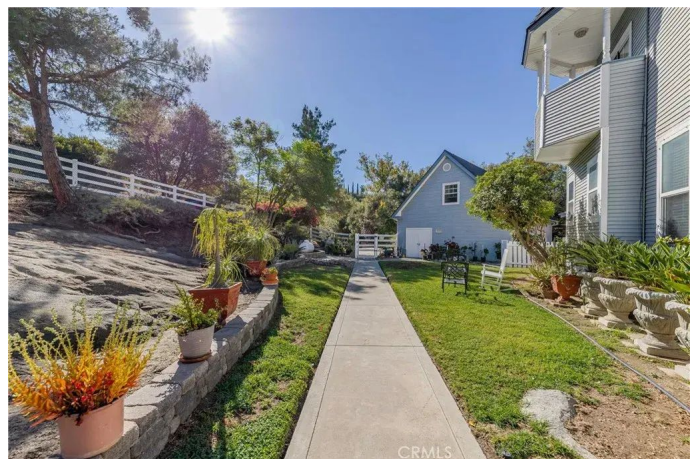
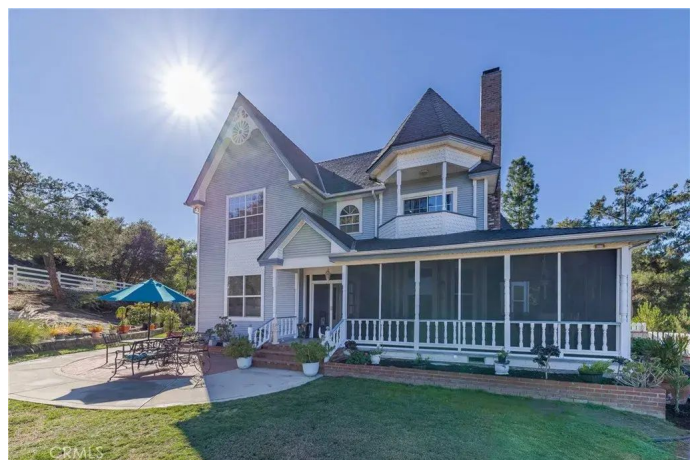
\$1,425,000

4 Bedroom, 4.00 Bathroom, 2,988 sqft

Residential on 6.50 Acres

N/A, Fallbrook, CA

Welcome to 40340 Sandia Creek Drive, a timeless Victorian-style estate tucked within the prestigious DeLuz community, where Fallbrooks lush countryside meets Temeculas Deluz-country charm. Resting on 6.5 private, usable acres, this residence blends classic architecture, modern updates, and breathtaking mountain views. A long tree-lined driveway leads to the storybook faadecomplete with a wraparound screened porch, vaulted peaks, and a brick chimney rising above manicured landscaping and white fencing. Step inside to find crown molding, tall ceilings, and a grand staircase with a whimsical Harry Potter closet beneath. Formal living and dining rooms glow under sparkling chandeliers, while expansive windows fill the home with natural light. The chefs kitchen impresses with white cabinetry, new appliances, a prep sink, and a breakfast nook overlooking rolling hills. Two inviting living areas feature brick fireplaces, ceiling fans, and open flow for effortless entertaining. Downstairs also hosts a guest suite with ensuite bath for ultimate convenience. Upstairs, the primary retreat offers panoramic views, dual vanities, a walk-in closet, and a spacious layout that radiates tranquility. Two additional bedrooms share a Jack-and-Jill bath, while a fourth bedroom offers versatility for guests, office, or studio. Above the three-car garage, discover a 510 sq ft guest apartmentcomplete with full bath, sink, microwave, ceiling fans, and a private view



deckperfect for extended family, guests, or an independent workspace. Outdoors, enjoy peaceful mornings or golden-hour gatherings from t

Built in 1991

Essential Information

MLS® #	SW25244355
Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,988
Acres	6.50
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Victorian
Status	Active

Community Information

Address	40340 Sandia Creek Dr
Area	FALLBROOK (92028)
Subdivision	N/A
City	Fallbrook
County	San Diego
State	CA
Zip Code	92028

Amenities

Utilities	Cable Available,Electricity Available,Phone Available,Water Available
Parking Spaces	3
# of Garages	3
View	Mountains/Hills,Valley/Canyon,Trees/Woods
Pool	N/K

Interior

Interior Features	Balcony,Beamed Ceilings
Appliances	Disposal,Microwave,Refrigerator
Heating	Fireplace
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Dining Room,FP in Family Room
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Landscaped
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Fees

Mello Roos	\$131
Total Fees	\$10

Additional Information

Date Listed	October 23rd, 2025
Days on Market	312
Listing Office	Allison James Estates & Homes

Listing Details

Listing Office	Allison James Estates & Homes
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Listing information last updated on September 14th, 2026 at 12:09am PDT