

\$325,000 - 5016 Sleeping Indian Rd, Fallbrook

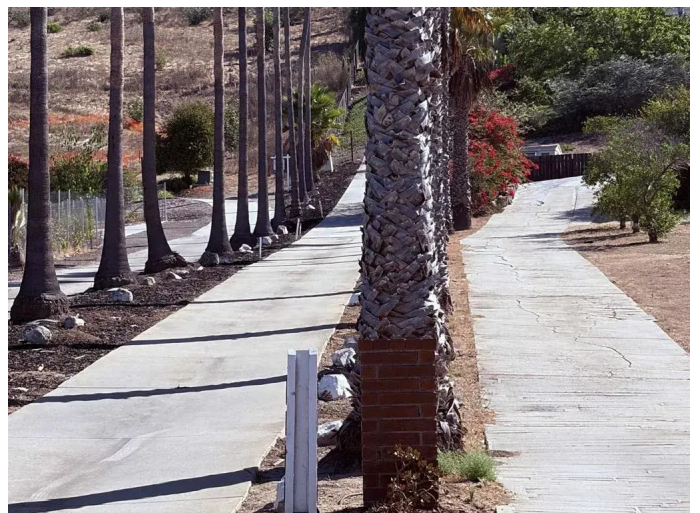
MLS® #NDP2609103

\$325,000

Bedroom, Bathroom,
Land on 2.01 Acres

Morrow Hills-Border of Oceanside, Fallbrook,
CA

Sweeping wine-country and countryside views set the stage for an exceptional custom-home opportunity in Morrow Hills, near the Oceanside/Bonsall border. This approximately 2-acre parcel comes with extensive planning, engineering, and permitting work already completed or well underway with the County of San Diego, potentially saving the next owner significant time and expense compared with starting from raw land. The site holds two separate, fully independent homes: a 3,594 SF two-story main residence and a 1,189 SF two-story detached ADU, each built over its own basement 2-car garage, thoughtfully designed to capture the beautiful surrounding landscape and expansive views. Architectural and structural building plans are substantially approved by the County, with final structural sign-off tied to completion of the grading requirements. Zoning is substantially approved pending final FAA clearance, and North County Fire has approved the plans, including the proposed fire hydrant location. Grading/civil plans are currently in County review, and the required water-main extension for the fire hydrant is in final review with the water district. Remaining items also include the County-required landscape permit, FAA determination, final structural conditions, and applicable permit-issuance fees. This project is only a few months away from being shovel-ready. A tremendous amount of the costly and time-consuming groundwork has



already been completed, giving the next owner the opportunity to take over a well-advanced custom-home project. Enjoy the privacy, space, and scenic character of c

Essential Information

MLS® #	NDP2609103
Price	\$325,000
Acres	2.01
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	5016 Sleeping Indian Rd
Area	FALLBROOK (92028)
Subdivision	Morrow Hills-Border of Oceanside
City	Fallbrook
County	San Diego
State	CA
Zip Code	92028

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	September 30th, 2026
Days on Market	8
Listing Office	Coldwell Banker Realty

Listing Details

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Listing information last updated on October 9th, 2026 at 3:39am PDT