

\$2,149,000 - 12686 Fairbrook, San Diego

MLS® #260013770

\$2,149,000

4 Bedroom, 3.00 Bathroom, 3,109 sqft

Residential on 0.16 Acres

Whispering Ridge, San Diego, CA

Rare opportunity to own a custom built residence in the sought after Whispering Ridge community of Scripps Ranch. Perched on a premium elevated canyon view lot, this home captures panoramic western views, unforgettable sunsets, and a peaceful natural setting rarely found in San Diego. Offering approximately 3,109 square feet, the thoughtfully designed floor plan features 4 bedrooms, 3 bathrooms, and a versatile downstairs office/flex room ideal for everyday living, entertaining, working from home, or multigenerational needs. Multiple rooms are positioned to take advantage of the canyon vistas, while the kitchen's custom architectural picture window beautifully frames the western landscape. Unlike a cosmetically remodeled older home, this residence offers newer custom architecture and meaningful structural features that are difficult to replicate. Highlights include a fire resistant composite roof, structural steel beam reinforcement designed to enhance seismic performance, and a pre framed elevator shaft offering the potential for future elevator installation, improved accessibility, and long term convenience. Residents enjoy a clubhouse, pool, spa, tennis and pickleball courts, maintained common areas, and a low HOA. Enjoy panoramic western sunsets and central Scripps Ranch convenience without the long drive from the far eastern edge of the community. Close to highly regarded schools, Lake Miramar, parks, trails, shopping, dining,



and major commuter routes. A rare opportunity to personalize a spacious custom home in one of Scripps Ranch’s premier neighborhoods.

Built in 2005

Essential Information

MLS® #	260013770
Price	\$2,149,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,109
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Craftsman,Traditional
Status	Active

Community Information

Address	12686 Fairbrook
Area	SCRIPPS MIRAMAR (92131)
Subdivision	Whispering Ridge
City	San Diego
County	San Diego
State	CA
Zip Code	92131

Amenities

Amenities	Clubhouse/Rec Room,Pickleball,Pool,Spa/Hot Tub,Tennis Courts
Utilities	Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected
Parking Spaces	6
Parking	Attached,Garage Door Opener
# of Garages	3
View	Mountains/Hills,Panoramic,Parklike,Valley/Canyon,Neighborhood,Trees/Woods

Has Pool	Yes
Pool	Community/Common

Interior

Interior Features	Bathtub,Beamed Ceilings,Built-Ins,Ceiling Fan,Dry Bar,Granite Counters,High Ceilings (9 Feet+),Kitchen Island,Open Floor Plan,Pantry,Shower,Storage Space,Kitchen Open to Family Rm
Appliances	Dishwasher,Disposal,Dryer,Garage Door Opener,Microwave,Refrigerator,Convection Oven,Electric Oven,Freezer,Range/Stove Hood,Gas Range,Counter Top
Heating	Fireplace,Forced Air Unit,Wall/Gravity
Cooling	Central Forced Air,Electric,Gas,Wall/Window
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Family Room
Stories	2 Story

Exterior

Roof	Tile/Clay
Construction	Wood/Stucco

School Information

District	San Diego Unified School Distric
----------	----------------------------------

Fees

HOA Fees	\$185
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$185

Additional Information

Date Listed	June 29th, 2026
Days on Market	77
Zoning	R-1:SINGLE
Listing Office	Compass

Listing Details

Listing Office	Compass
----------------	---------

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 4:54pm PDT