

# **\$2,599,000 - 5274 Pearlman Way, San Diego**

MLS® #250017039SD

---

## **\$2,599,000**

4 Bedroom, 3.00 Bathroom, 3,197 sqft  
Residential on 0 Acres

Carmel Valley, San Diego,

Nestled on a peaceful cul-de-sac in the coveted Palma Del Mar neighborhood, this 4-bedroom, 3-bathroom home offers an ideal blend of style, comfort, and privacy. The beautifully landscaped front yard, adorned with water-wise plants, provides striking curb appeal. Step inside to discover elegant formal living and dining areas enhanced by soaring ceilings and an abundance of natural light. At the heart of the home, the family room—anchored by a cozy gas-burning fireplace—offers expansive views of the backyard oasis and scenic natural hillside. This space flows effortlessly into the chef's kitchen, featuring maple cabinetry, granite-tile countertops, a center prep island, and stainless-steel appliances. The first floor hosts a luxurious primary suite, complete with a spa-inspired bath boasting dual vanities, a soaking tub, a step-in shower, and a custom walk-in closet. A secondary bedroom, often used as a guest room or home office, a full bath, a laundry room with a utility sink, and an oversized 3-car garage complete the main level. Upstairs, a spacious loft-style den provides a versatile space for a second family room, game room, or workspace. Two additional bedrooms, a shared bath with dual vanities, and a convenient storage area make this level perfect for family or guests. The backyard is a true private retreat, featuring a sparkling pool with a waterfall fountain, a relaxing spa, a built-in BBQ, and picturesque views of the surrounding hillside. Whether



hosting or unwinding, this outdoor oasis is the perfect backdrop. Located within award-winning school districts and minutes from parks, hiking trails, shopping, restaurants, and local beaches, this exceptional home offers the ultimate combination of convenience and tranquility.

Built in 1998

**Essential Information**

MLS® #	250017039SD
Price	\$2,599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,197
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Farryl Moore
Listing Office	Coldwell Banker Realty

**Community Information**

Address	5274 Pearlman Way
Area	92130 - Carmel Valley
Subdivision	Carmel Valley
City	San Diego
County	San Diego
Zip Code	92130

**Amenities**

Parking Spaces	6
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single
# of Garages	3
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener,

	Door-Single
Has Pool	Yes
Pool	In Ground, Private, See Remarks

## Exterior

Exterior	Stucco
Lot Description	Drip Irrigation/Bubblers
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), See Remarks
Appliances	Counter Top, Dishwasher, Freezer, Gas Cooking, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Range Hood, Barbecue, Built-In, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 13th, 2025 at 8:21pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.