

\$1,300,000 - 6826 Xana Way, Carlsbad

MLS® #250020939SD

\$1,300,000

3 Bedroom, 3.00 Bathroom, 1,810 sqft
Residential on 0 Acres

Carlsbad South, Carlsbad,

To start describing 6826 Xana Way at the front door would be a shame, because the things that make this home special start the moment you enter the neighborhood. Brookfield, in Carlsbad, is legendary. From holiday bike parades to neighborhood gatherings to summer block parties- This isn't just an area you live in; it's a community you belong to. It's the type of place people look for but rarely find. The opportunity to live here is exciting, but what if this incredible location ALSO meant you had one of the prettiest homes on the block. Perfection, right? We agree. Fresh paint in on-trend colors gives a crisp appearance from the street, and the front yard shade tree, offset just so, completes the picture. THIS is what curb appeal looks like. But the allure doesn't stop at the door. Through the entryway, a kitchen recently refreshed with the perfect combination of sleek appliances and organic styling feels both new, and comfortable. The crackling fireplace just steps away doesn't hurt, either. Could you imagine drinking your morning coffee, fireside? What a decadent treat! The fireplace isn't the only thing that warms the room, though. A wash of warm natural light floods the space, thanks to floor-to-ceiling windows. The layout is open enough to feel connected but with separate areas so that when it's time to make dinner, and do homework, AND finish the work project, there is a place for everyone. Upstairs, the bedrooms are large, with the same attention to detail and aesthetics. The primary



bedroom has an attached bathroom that looks and feels like a sophisticated ... hotel suite, with a generous amount of closet space and a luxurious soaking tub. If you are starting your day chasing your "best self," this is the place to do it. Out back, the yard is expansive and flat, with room for all manner of games! Though maybe you will just sit on the patio as the resident cheering squad, cold drink in hand, as the sound of after-goal-giggles and dinner sizzling on the BBQ, wash over you. Did we mention the new roof or fully paid off solar panels? A home that feels this good and makes good sense is rare, but you've made it yours. You bought the prettiest house, on the greatest street, in the perfect corner of Carlsbad. The only thing left is to plan the housewarming party. We don't think the neighbors will mind.

Built in 1988

Essential Information

MLS® #	250020939SD
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Graham Levine
Listing Office	Compass

Community Information

Address	6826 Xana Way
Area	92009 - Carlsbad
Subdivision	Carlsbad South
City	Carlsbad
County	San Diego
Zip Code	92009

Amenities

Parking Spaces	4
Parking	Direct Access, Garage, Door-Single, Driveway
# of Garages	2
Garages	Direct Access, Garage, Door-Single, Driveway
Has Pool	Yes
Pool	Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Composition, Shingle

Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, All Bedrooms Up
Appliances	Dishwasher, Gas Water Heater, Disposal
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	March 7th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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