

# \$3,450,000 - 15566 Rising River PI S, San Diego

MLS® #250023433SD

**\$3,450,000**

5 Bedroom, 5.00 Bathroom, 5,129 sqft

Residential on 0 Acres

Rancho Bernardo, San Diego,

Value Range: \$3,150,000 - \$3,450,000

Relaxed Luxury Meets Resort-Style Living in Avaron Estates Move in and add tailored upgrades to an already thoughtfully designed and well laid out family home! Welcome to an extraordinary home tucked away on a quiet cul-de-sac in the prestigious guard-gated Avaron Estates community of Del Sur. Set against a stunning backdrop of rolling mountain views, this residence was purchased as a shell in late 2007 and completely transformed in 2008 with over \$500,000 in high-end custom upgrades. From the moment you step inside, you'll feel the thoughtful design and elevated, ORIGINAL finishes throughout. The rich walnut hardwood flooring, bullnosed slab granite countertops, travertine-accented walls, and top-tier stainless steel appliances make every space feel timeless and sophisticated. The expansive great room features a built-in entertainment center and a dramatic stone fireplace ideal for intimate nights in or lively gatherings. A private downstairs guest suite with its own living area offers the perfect setup for visiting family, multigenerational living, or a long-term guest. Upstairs, the primary retreat is a true sanctuary with a private balcony, custom his-and-hers walk-in closet, and a spa-like travertine-covered bathroom designed for serenity. Rounding out the upstairs is a 10-person private home theater, perfect for unforgettable movie nights. Step into your private backyard oasis, where a custom



saltwater pool and spa await, surrounded by dramatic waterfalls, torch lighting, and multiple luxurious seating areas. The outdoor living area boasts a stone fireplace, built-in BBQ with bar seating, and a covered loggia—all crafted for seamless indoor-outdoor living and entertaining under the stars. This home surpassed even the original model home.

Why Residents Love Avaron in Del Sur:

- Gated community with 24/7 security.
- Thoughtfully designed walkable layout by Standard Pacific.
- Lush green spaces and abundant community amenities.
- Access to top-rated Poway Unified Schools.
- Proximity to shopping, dining, and healthcare.
- Community centers, parks, and social events that build strong neighborhood ties.
- Sustainability and energy efficiency integrated into the community's foundation. Whether you're looking to settle down or live in relaxed luxury with room to grow, this Avaron home offers the perfect blend of privacy, elegance, and resort-style amenities. Buyer to confirm all square footage measurements

Built in 2006

## Essential Information

MLS® #	250023433SD
Price	\$3,450,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,129
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Brittany Hahn Games  
Listing Office Coldwell Banker West

## Community Information

Address 15566 Rising River PI S  
Area 92127 - Rancho Bernardo  
Subdivision Rancho Bernardo  
City San Diego  
County San Diego  
Zip Code 92127

## Amenities

Parking Spaces 6  
Parking Driveway  
# of Garages 2  
Garages Driveway  
Has Pool Yes  
Pool Gas Heat, In Ground

## Exterior

Exterior Other  
Roof Spanish Tile  
Construction Other

## Interior

Appliances Counter Top, Dishwasher, Gas Cooktop, Microwave  
Heating Forced Air, Fireplace(s), Natural Gas  
Cooling Central Air  
# of Stories 2  
Stories Two

## Additional Information

Date Listed April 2nd, 2025  
Days on Market 11  
Short Sale N  
RE / Bank Owned N

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