

# \$3,995,000 - 16542 Newcomb St, San Diego

MLS® #250028623SD

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## \$3,995,000

5 Bedroom, 6.00 Bathroom, 5,391 sqft  
Residential on 0 Acres

Rancho Bernardo, San Diego,

Nestled in the highly sought-after Kingston community of Del Sur, 16542 Newcomb sits on a rare double-sided cul-de-sac. Step through the front door and into the heart of the home, where sweeping canyon vistas immediately capture your gaze—an ever-changing natural gallery framed by a wall of custom floor-to-ceiling glass doors. These expansive panels dissolve the boundary between indoors and out, drawing you toward the breathtaking backdrop. Outside, a covered California Room awaits, featuring a sleek see-through fireplace, wall-mounted TV, and generous lounge seating. Just beyond, an expansive pool and infinity-edge spa appear to spill into the canyon, creating the illusion of a private resort suspended in nature. A fully equipped outdoor kitchen beneath a stylish cabana, multiple seating areas, and a cozy fire pit complete this remarkable setting—perfect for al fresco dining, sunset gatherings, and year-round entertaining. The main level unfolds with intention and flow, centered around a voluminous great room that unites the kitchen, family room, and dining space into one harmonious living experience. At its core lies a thoughtfully designed chef's kitchen—anchored by a statement-making oversized island with pendant lighting and storage on both sides. Culinary tools include a premium suite of stainless steel KitchenAid appliances: a 6-burner cooktop with integrated griddle, double ovens, a French door refrigerator/freezer. To complete the kitchen, a



coffee bar and an expansive walk-in pantry. Just beyond the family room, a flexible bonus room invites elevated entertaining with its own wet bar and private sliding door leading directly to the backyard. A separate formal living room offers a quiet retreat, while a generous first-floor ensuite bedroom provides comfort for guests or multigenerational living. Additional conveniences include a stylish powder room and a private office tucked away for focused work-from-home days. Upstairs, a generous second bonus room serves as a secondary family lounge, accented by a custom paneled wall and built-in cabinetry. The primary suite is thoughtfully oriented to showcase sweeping canyon views. The luxurious en suite bath features rich marble finishes, dual vanities, a deep soaking tub with marble surround, and a grand walk-in shower with both rainfall and standard showerheads—creating a spa-like experience. A large, custom walk-in closet with ambient lighting. Just beyond the bathroom, a covered private balcony provides the perfect perch overlooking the peaceful canyon below. The second level is completed by three additional guest bedrooms, each with its own private en suite bath. The home also features both a two-car and a single-car garage, each outfitted with built-in cabinetry, overhead storage, and sleek epoxy flooring—offering a showroom-quality finish ideal for car enthusiasts. Additional upgrades include owned solar panels, a whole-house water softener, and a comprehensive water filtration system. Ideally situated in the heart of Del Sur, this home is just moments from Del Sur Town Center, offering a curated mix of popular eateries, boutique services, and everyday conveniences—including Target and Sprouts. Within a one-mile radius, residents enjoy access to five grocery stores, a diverse selection of restaurants ranging from casual cafés to full-service dining, and several

coffee shops. Essential services such as dental offices and veterinary clinics are also close at hand. As part of the Kingston neighborhood, residents benefit from exclusive access to Del Sur's™ exceptional amenities, including 14 community parks, 11 solar-heated pools, over 18 miles of scenic trails, and the Ranch House—a central hub for resident events and gatherings.

Built in 2015

**Essential Information**

MLS® #	250028623SD
Price	\$3,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,391
Acres	0.24
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daren Preece
Listing Office	Compass

**Community Information**

Address	16542 Newcomb St
Area	92127 - Rancho Bernardo
Subdivision	Rancho Bernardo
City	San Diego
County	San Diego
Zip Code	92127

**Amenities**

Amenities	Pool, Pets Allowed, Picnic Area, Playground
Parking Spaces	5

Parking	Driveway, Garage, Concrete, Door-Multi, Garage Door Opener, Garage Faces Front, On Street
# of Garages	3
Garages	Driveway, Garage, Concrete, Door-Multi, Garage Door Opener, Garage Faces Front, On Street
View	Mountain(s), Neighborhood, Panoramic
Has Pool	Yes
Pool	In Ground, Association, Filtered, Gas Heat, Heated, Private, Salt Water, Waterfall
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector(s)

## Exterior

Exterior	Stucco, Brick
Lot Description	Sprinkler System, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear
Construction	Stucco, Brick

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Wet Bar, Built-in Features, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Bar, Dressing Area, Granite Counters, High Ceilings, Recessed Lighting, Storage
Appliances	SixBurnerStove, Double Oven, Dishwasher, Disposal, Microwave, Refrigerator, Barbecue, Built-In, Convection Oven, Counter Top, Freezer, Gas Cooking, Gas Cooktop, Gas Oven, Gas Water Heater, Ice Maker, Indoor Grill, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Water Softener
Heating	Forced Air, Fireplace(s), Natural Gas, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Multi-Sided, Outside, See Through
# of Stories	2
Stories	Two

## Additional Information

Date Listed	May 27th, 2025
Days on Market	21
Zoning	R-1:SINGLE
Short Sale	N

RE / Bank Owned     N

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