

# **\$1,695,000 - 17817 Aguacate Way, San Diego**

MLS® #250029382SD

**\$1,695,000**

4 Bedroom, 3.00 Bathroom, 2,524 sqft

Residential on 0 Acres

Rancho Bernardo, San Diego,

Welcome to this highly upgraded 4bdr + office home in the desirable Rancho Mirada development of Westwood in Rancho Bernardo. Must see to appreciate the large private lot with views, resort-style outside living and your own peaceful botanical garden. This home has a remodeled floorplan with recently updated kitchen, bathrooms and more. The expansive kitchen is magazine worthy! White cabinets with quartz counter tops, attractive tile backsplash, stainless steel appliances, energy efficient induction range, generous island with storage, bar seating, operable skylight plus multiple windows to the back yard combine to create a beautiful and functional workspace. The family room is open to the kitchen and has a lovely gas fireplace and sliding glass doors to the resort style backyard. The first floor has the perfect office space or flex space with french doors providing both privacy and natural light. The primary suite has acacia wood floors, vaulted ceiling, walk-in closet, additional mirrored closet and incredible views. The primary bathroom has an expansive marble double vanity, oversized porcelain tiled shower with double shower heads and overhead operable skylight. There are three additional spacious bedrooms, all with great views and a beautiful updated bathroom. The backyard is an entertainer's dream with a generous sized solar-heated salt water pool and spa. The pool pump and gas heater were replaced in 2025. There are multiple dining/conversation areas including a large



loggia with tile flooring, recessed lighting and ceiling fan. A built-in outdoor kitchen, gazebo with maintenance free aluminum shade structure and the gas fire pit are all perfectly situated to take advantage of the panoramic views of the Lake Hodges valley and nearby mountains. The entire yard has been thoughtfully designed with waterwise plants, low voltage lighting and stone pathways making a park-like richness everywhere you look. The home has fully owned solar panels, storage battery, EV charger and dual paned vinyl windows. HVAC system was upgraded including all new ducting in 2017 and a new water heater 2023. Recessed lighting and ceiling fans add to the upgrades throughout. Located in the Poway Unified School District with access to all the Westwood Club amenities: swimming, basketball, tennis, gym, pickleball and much more. Walk to RB Community Park, hiking, restaurants, shopping and easy freeway access.

Built in 1986

## Essential Information

MLS® #	250029382SD
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,524
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathon Shea
Listing Office	Compass

## Community Information

Address	17817 Aguacate Way
Area	92127 - Rancho Bernardo
Subdivision	Rancho Bernardo
City	San Diego
County	San Diego
Zip Code	92127

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Mountain(s), Panoramic
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground

## Exterior

Exterior	Stucco
Construction	Stucco

## Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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