

# \$1,500,000 - 13406 Aubrey St, Poway

MLS® #250031332SD

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## \$1,500,000

5 Bedroom, 4.00 Bathroom, 2,994 sqft  
Residential on 0 Acres

Poway, Poway,

Upgraded home with spacious ADU in the heart of Poway! Just one block from Aubrey Park, Ballfields, Old Poway Park & Railroad, and the renowned Poway Farmers Market, this property offers versatility and space. Perfectly suited for multigenerational living or rental income. The property includes a main residence and a spacious attached ADU. The main home is approximately 2,000 sq ft w/an open-concept great room. The attached ADU is approximately 1,000 sq ft and offers its own private entry, dedicated parking, and a functional floor plan w/two bedrooms, two full baths, full kitchen, and direct pool access through sliding doors—ideal for home office, AirBNB, tenants, or a multigenerational family. Outside is a tropical backyard retreat featuring a heated saltwater pool, queen and king palms, birds of paradise, raised garden beds, and sundeck. A 40 ft covered patio includes outdoor kitchen area w/BBQ, bar, kegerator, and mini-fridge make this space perfect for year-round entertaining. See remarks below for more details. Upgraded home with spacious ADU in the heart of Poway! Just one block from Aubrey Park, Ballfields, Old Poway Park & Railroad, and the renowned Poway Farmers Market, this property offers versatility and space. Perfectly suited for multigenerational living or rental income. The property includes a main residence and a spacious attached ADU. The main home is approximately 2,000 sq ft w/an open-concept great room. The kitchen showcases stainless



steel appliances, travertine flooring, custom cabinetry, and Brazilian granite countertops. A generous covered patio opens to a private, vinyl fenced backyard complete with turf, palm trees, and easy access to the pool. Upstairs includes a primary suite with a massive bedroom, walk-in closet, and custom shower with multiple shower heads. Another bedroom and full bath sit on the second level with a flexible loft space that can serve as a fifth bedroom/home office/media room. The finished two-car garage boasts epoxy flooring, a wall-mounted HVAC unit, air compressor, lift winch, and ample storage. The oversized driveway accommodates up to five vehicles, and provides pool and backyard access. The attached ADU is approximately 1,000 sq ft and offers its own private entry, dedicated parking, and a functional floor plan w/two bedrooms, two full baths, full kitchen, and direct pool access through sliding doors—ideal for home office, AirBNB, tenants, or a multigenerational family. Outside is a tropical backyard retreat featuring a heated saltwater pool, queen and king palms, birds of paradise, raised garden beds, and sundeck. A 40 ft covered patio includes outdoor kitchen area w/BBQ, bar, kegerator, and mini-fridge make this space perfect for year-round entertaining.

Built in 1985

## Essential Information

MLS® #	250031332SD
Price	\$1,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,994
Acres	0.22
Year Built	1985
Type	Residential

Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jon Erro
Listing Office	Redfin Corporation

### **Community Information**

Address	13406 Aubrey St
Area	92064 - Poway
Subdivision	Poway
City	Poway
County	San Diego
Zip Code	92064

### **Amenities**

Parking Spaces	8
Parking	Driveway, Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Uncovered
# of Garages	2
Garages	Driveway, Door-Single, Garage, Garage Door Opener, Garage Faces Rear, Uncovered
View	Neighborhood, Pool
Has Pool	Yes
Pool	Fenced, Gas Heat, Heated, In Ground, Pool Cover, Private, Salt Water

### **Exterior**

Exterior	Drywall, Stucco
Roof	Composition
Construction	Drywall, Stucco

### **Interior**

Interior	Carpet, Laminate, Tile, Stone, Wood
Interior Features	Ceiling Fan(s), Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Granite Counters, Pantry, Recessed Lighting
Appliances	Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Barbecue, Convection Oven, Counter Top, Dishwasher, Electric Oven, Electric Range, Exhaust Fan, Freezer, Gas Oven, Ice Maker, Indoor Grill, Self Cleaning Oven, Warming Drawer
Heating	Electric, Forced Air, Natural Gas, Zoned
Cooling	Central Air, Whole House Fan, Zoned

# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	62
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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