

# \$7,295,000 - 262 Ocean View, Del Mar

MLS® #250038956SD

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## \$7,295,000

4 Bedroom, 4.00 Bathroom, 2,817 sqft  
Residential on 0 Acres

N/A, Del Mar,

Welcome to 262 Ocean View, an extraordinary single-level residence on one of Del Mar's most sought-after streets. Designed by renowned architects Bokal & Sneed, this home is just steps from the beach and village, capturing unobstructed ocean vistas and the true essence of Southern California coastal living. A gated entry opens to a spacious front courtyard with multiple seating areas, a grassy lawn, and an inviting outdoor fireplace. Inside, rich wood floors and beamed ceilings create warmth and character, while walls of glass frame endless blue horizons and blur the line between indoors and out. The great room flows seamlessly to an expansive ocean-view backyard retreat, complete with a covered wood deck, built-in heaters, multiple lounge and dining areas, and a full outdoor kitchen with BBQ and prep space. A newly added turf area offers the perfect spot for kids, pets, or quiet relaxation. The chef's kitchen is both functional and beautiful, with custom cabinetry, marble and stone countertops, a floating island with bar seating, top-tier appliances, and a wine fridge—all framed by views of both the Pacific Ocean and the lush front courtyard. The primary suite is a private sanctuary with sweeping ocean views, direct deck access, two walk-in closets, and a spa-inspired bath with dual vanities, a soaking tub, and a glass-enclosed shower. Two additional guest suites overlook the front courtyard, each with its own full bath, while a fourth bedroom—currently styled as an



office opens directly to the backyard. A well-appointed laundry room, powder room...See Supplement... The primary suite is a private sanctuary with sweeping ocean views, direct deck access, two walk-in closets, and a spa-inspired bath with dual vanities, a soaking tub, and a glass-enclosed shower. Two additional guest suites overlook the front courtyard, each with its own full bath, while a fourth bedroom currently styled as an office opens directly to the backyard. A well-appointed laundry room, powder room and a two-car garage with generous storage complete the layout. Set along one of Del Mar's most private and picturesque streets, 262 Ocean View offers timeless architecture, a rare single-level design, and the flexibility to expand with an ADU. This is coastal living at its finest.

Built in 2009

### Essential Information

MLS® #	250038956SD
Price	\$7,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,817
Acres	0.29
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brett Combs
Listing Office	Compass

### Community Information

Address 262 Ocean View

Area	92014 - Del Mar
Subdivision	N/A
City	Del Mar
County	San Diego
Zip Code	92014

### **Amenities**

Parking Spaces	5
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Ocean
Pool	None

### **Exterior**

Exterior	Stucco
Construction	Stucco

### **Interior**

Interior Features	Main Level Primary
Appliances	Built-In Range, Dishwasher, Disposal, Freezer, Gas Cooking, 6 Burner Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside, Primary Bedroom
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	136
Short Sale	N
RE / Bank Owned	N

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