

# \$2,375,000 - 2506 Via Merano, Del Mar

MLS® #250044783SD

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## \$2,375,000

2 Bedroom, 3.00 Bathroom, 1,908 sqft  
Residential on 0 Acres

Del Mar, Del Mar,

Range Pricing: \$2.2-\$2,375,000 Live the Del Mar dream—your coastal canvas awaits! Nestled in one of Del Mar's most sought-after seaside communities, this exceptional corner-lot property offers refreshing ocean breezes and serene ocean views, along with stunning sunset vistas painted in wispy pink skies that make every evening unforgettable. Inside, you'll find gleaming hardwood floors, a beautiful and functional chef's kitchen recently remodeled with gorgeous designer finishes, and a secret wine cellar perfect for collectors and entertainers alike. Enjoy a crackling wood burning fireplace on chilly days. Just above, a beautiful, architecturally striking loft creates the ideal office or creative space—perfect for soaking in the magnificent Pacific Ocean backdrop. Sip your favorite beverage on the newer deck or enjoy dining al fresco. The spacious two-car garage provides ample room for storage, beach gear, or future expansion. With its elevated position and prime location near the Pacific's natural beauty, this home offers incredible potential—whether you choose to enhance, expand, or simply enjoy it as it is. A rare opportunity in Del Mar's highly coveted coastal enclave. This remarkable Del Mar residence presents a rare opportunity to own a truly distinctive home in one of the most coveted coastal enclaves in Southern California. Situated on a premium elevated corner lot, the property captures the essence of refined beachside living with



refreshing ocean breezes, mesmerizing blue-water views, and breathtaking sunsets that sweep the sky in soft, wispy pink hues. The coastal ambiance is felt from the moment you arrive, creating a sense of calm, beauty, and possibility that defines this exceptional offering. Thoughtfully updated and filled with character, the home blends warmth, charm, and modern enhancements. The recently remodeled chef's kitchen serves as the centerpiece of the home, showcasing elegant finishes, designer craftsmanship, and high-quality selections that elevate both style and function. Whether preparing casual morning coffee or hosting dinner with friends, the kitchen's attention to detail makes it a standout space you'll love spending time in. Tucked discreetly within the home is a secret wine cellar, adding a touch of playfulness and sophistication. Perfect for collectors or entertainers, this hidden feature enhances the home's unique personality and provides a special space to store and showcase your favorite bottles. Just beyond the main living areas, a striking architectural loft offers the perfect expansion of livable space. This airy, light-filled retreat is ideal for a home office, artist studio, reading lounge, or quiet sanctuary—complete with picturesque views of the magnificent Pacific Ocean as your daily backdrop. Whether working or unwinding, the environment is inspiring, serene, and truly one-of-a-kind. The interior is further enhanced by gleaming hardwood floors that add warmth and timeless elegance to the home's ambiance. Large windows throughout allow natural light to spill into every room, amplifying the coastal feel and highlighting the beauty of the surrounding landscape. Outside, the property continues to impress. The elevated corner lot provides added privacy, a sense of openness, and multiple vantage points from which to enjoy the ocean vistas. Mature landscaping, generous outdoor spaces, and

the natural elevation all create an inviting environment with endless potential. Whether you imagine enhancing the existing footprint, expanding upward, or redesigning outdoor entertaining areas, the lot provides flexibility seldom found in Del Mar. A spacious two-car garage adds practicality and ease—an essential feature in this treasured beachside community—offering room for vehicles, storage, surfboards, e-bikes, or future creative use. The location places you near the natural beauty and coastal amenities that make Del Mar one of the most cherished communities in California. The home sits ...

Built in 1973

### Essential Information

MLS® #	250044783SD
Price	\$2,375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,908
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mary Beth Kellee
Listing Office	Coldwell Banker West

### Community Information

Address	2506 Via Merano
Area	92014 - Del Mar
Subdivision	Del Mar
City	Del Mar
County	San Diego
Zip Code	92014

## Amenities

Parking Spaces	4
Parking	Driveway, Garage, Direct Access, Off Street
# of Garages	2
Garages	Driveway, Garage, Direct Access, Off Street
View	Ocean
Pool	None

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Corner Lot
Roof	Composition
Construction	Stucco, Wood Siding

## Interior

Interior	Tile, Wood
Interior Features	Loft, Wine Cellar
Appliances	Gas Water Heater, Range Hood, Built-In, Built-In Range, Counter Top, Dishwasher, Disposal, Double Oven, Electric Cooking, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Recreation Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	November 28th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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