

\$1,450,000 - 6823 Xana Way, Carlsbad

MLS® #ND24254464

\$1,450,000

3 Bedroom, 3.00 Bathroom, 1,986 sqft
Residential on 0 Acres

La Costa, Carlsbad,

A rare opportunity to own a gem in the welcoming Brookfield neighborhood of La Costa. This one-of-a-kind, completely turn-key home is ready for you to move in and enjoy.

Thoughtfully remodeled and meticulously maintained, it features extensive upgrades throughout. The home boasts durable, engineered hardwood flooring that flows seamlessly through every room. The redesigned kitchen shines with custom cabinetry, high-end appliances, and an expansive granite island, perfect for entertaining. A double-sided Regency gas fireplace enhances both the family and living rooms, adding warmth and charm. Efficient and elegant LED lighting with dimmers is installed throughout the home. Upstairs, all three bedrooms feature custom-built closets and tasteful ceiling fans. The bathrooms are fully remodeled to a high standard, with the master bath offering a spa-like retreat complete with a large walk-in shower, soaking tub, heated towel rack, vaulted ceiling, and abundant natural light. Additional highlights include: Quality solid-core shaker interior doors with custom chrome hardware; Energy-efficient Anlin Del Mar series double-paned windows (lifetime warranty transferable to the new owner); A new roof (installed in 2021); Fully-owned Enphase solar system under favorable NEM 2.0 metering; Efficient 3 year old Daikin heat pump for heating and A/C. The backyard backs to a private greenbelt with no adjacent homes,



creating a serene, park-like setting. The outdoor space features mature trees, a koi pond, a garden shed, and a full irrigation system. A retractable electric awning adds convenience to the back patio. The garage is equally impressive, with epoxy floors and extensive built-in storage. Other upgrades include newer fencing and rain gutters. Brookfield is a true community offering a pool, spa, small park, and events like a 4th of July parade and Christmas decoration contest. The home is conveniently located near highly rated schools, the Omni Spa Resort, golf courses, open spaces, and just 10 minutes from Ponto Beach. This is one of the most upgraded homes in Brookfield and is expected to sell quickly. Showings to begin this weekend, Saturday, January 11th. Don't miss your chance on this great property!

Built in 1988

Essential Information

MLS® #	ND24254464
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.16
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Christopher Paul
Listing Office	Real Broker

Community Information

Address	6823 Xana Way
Area	92009 - Carlsbad
Subdivision	La Costa
City	Carlsbad
County	San Diego
Zip Code	92009

Amenities

Amenities	Outdoor Cooking Area, Pool, Spa/Hot Tub, Barbecue, Picnic Area
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Underground Utilities
Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Park/Greenbelt
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced

Exterior

Exterior	Stucco, Lap Siding
Exterior Features	Awning(s), Koi Pond
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Yard, Greenbelt
Windows	Double Pane Windows, Insulated Windows, ENERGY STAR Qualified Windows, Low Emissivity Windows
Roof	Composition, Fiberglass
Construction	Stucco, Lap Siding
Foundation	Slab

Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), Two Story Ceilings
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Refrigerator, Range Hood,

	Built-In Range
Heating	Fireplace(s), ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
Cooling	Central Air, Heat Pump, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Multi-Sided, See Remarks, See Through
# of Stories	2
Stories	One

School Information

District San Marcos Unified

Additional Information

Date Listed December 27th, 2024
Days on Market 12
Zoning R1
Short Sale N
RE / Bank Owned N

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