

# \$2,850,000 - 7189 Aviara Drive, Carlsbad

MLS® #NDP2503386

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## \$2,850,000

3 Bedroom, 3.00 Bathroom, 3,435 sqft

Residential on 0 Acres

N/A, Carlsbad,

Welcome to this stunning three-bedroom, plus large office, 2.5-bath home nestled in the exclusive gated community of Aviara Point. This custom-built, single-level residence showcases luxurious finishes and breathtaking views of the ocean, lagoon, and golf course. Step into the elegant formal living and dining rooms, where high ceilings create a dramatic and spacious atmosphere. The inviting family room features beautiful built-in cabinetry, a cozy fireplace, and charming beamed ceilings. This open-concept space flows seamlessly into the light-filled gourmet kitchen, recently updated with freshly painted white cabinetry, sleek white quartzite countertops, stainless steel appliances, a wine cabinet, and a large center island. A charming eat-in breakfast nook completes the space. The expansive primary suite boasts tranquil views to the west, dual walk-in closets, a spa-like bathroom with a steam shower, jacuzzi tub, and oversized dual vanity, plus private access to the rear patio. Throughout the home, you'll find Plantation shutters, recessed lighting, and a spacious three-car garage. The backyard is designed for entertaining, with two levels of patio areas, mature landscaping, and panoramic vistas that make every sunset unforgettable. Located just minutes from world-class golf, award-winning schools, upscale shopping, restaurants, major freeways, and pristine beaches—this home truly offers it all.



Built in 1999

## Essential Information

MLS® #	NDP2503386
Price	\$2,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,435
Acres	0.27
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laura Mitchell
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	7189 Aviara Drive
Area	92011 - Carlsbad
Subdivision	N/A
City	Carlsbad
County	San Diego
Zip Code	92011

## Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Connected, Cable Connected
Parking Spaces	3
Parking	Driveway, Garage, Garage Door Opener, Door-Multi
# of Garages	3
Garages	Driveway, Garage, Garage Door Opener, Door-Multi
View	Panoramic, Golf Course, Ocean
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Lot Description	Sprinklers Timer, Sprinkler System, Yard, Sloped Down
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Cathedral Ceiling(s), Coffered Ceiling(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Water Heater
Heating	Central, Forced Air, Natural Gas, Zoned
Cooling	Central Air, Zoned, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Living Room
# of Stories	1
Stories	One

## School Information

District	Carlsbad Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	58
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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