

# \$3,290,000 - 6842 Paseo Delicias, Rancho Santa Fe

MLS® #NDP2506394

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## \$3,290,000

1 Bedroom, 2.00 Bathroom, 1,229 sqft  
Residential on 3 Acres

N/A, Rancho Santa Fe,

Build Your Dream Estate in Rancho Santa Fe's Prestigious Covenant Perched on a serene, elevated 3.1-acre site in the heart of Rancho Santa Fe's exclusive Covenant community, this exceptional property offers panoramic pastoral and mountain views, glowing evening light, and an unparalleled opportunity to create your own private sanctuary. Privately gated and partially developed, the lot provides generous usable space for a luxurious custom estate and resort-style backyard. The property includes a newly constructed 2,000 sq. ft. car enthusiast's garage with a beautifully finished second-floor studio apartment spanning approximately 1,229 sq. ft. and perfect for living onsite during construction or as a high-demand income generating rental. Including an owned solar system, professionally landscaped grounds with built-in irrigation, and a network of peaceful walking paths bordered by natural rock walls. Enjoy the bounty of your own mini orchard featuring avocado, orange, lemon, grapefruit, and pomegranate trees, as well as a boutique vineyard with approximately 141 Petite Sirah vines yielding roughly 1,200 lbs of grapes annually. Adjacent to scenic Covenant equestrian trails, the property blends luxury, nature, and recreation. This site is ready to build, requiring re-approvals from the Covenant Art Jury, fire department, San Diego County and Zoning for up to 3 horses. Whether you're dreaming of a grand



estate, a vineyard retreat, or an equestrian haven, this rare offering in Rancho Santa Fe is the canvas for your vision. Located Minutes to the Historic Rancho Santa Fe Village offering boutique shopping, restaurants, world class golf courses and just a few miles to scenic beaches.

Built in 2021

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | NDP2506394                     |
| Price          | \$3,290,000                    |
| Bedrooms       | 1                              |
| Bathrooms      | 2.00                           |
| Full Baths     | 1                              |
| Square Footage | 1,229                          |
| Acres          | 3.10                           |
| Year Built     | 2021                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Heather Manion                 |
| Listing Office | Pacific Sotheby's Int'l Realty |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6842 Paseo Delicias     |
| Area        | 92067 - Rancho Santa Fe |
| Subdivision | N/A                     |
| City        | Rancho Santa Fe         |
| County      | San Diego               |
| Zip Code    | 92067                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Golf Course, Picnic Area, Playground, Security, Tennis Court(s), Trail(s), Horse Trails, Pets Allowed |
| Parking Spaces | 16   |
| Parking        | Driveway, Garage   |
| # of Garages   | 10   |

|         |                             |
|---------|-----------------------------|
| Garages | Driveway, Garage            |
| View    | Hills, Mountain(s), Pasture |
| Pool    | None                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Rain Gutters       |
| Lot Description   | TwoToFiveUnitsAcre |
| Roof              | Spanish Tile       |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Breakfast Bar, All Bedrooms Up |
| Heating           | Natural Gas                    |
| Cooling           | Central Air                    |
| Fireplaces        | None                           |
| # of Stories      | 2                              |
| Stories           | Two                            |

## School Information

|          |                    |
|----------|--------------------|
| District | San Dieguito Union |
|----------|--------------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 17th, 2025 |
| Days on Market  | 1               |
| Zoning          | R1              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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