

# **\$14,250,000 - 17965 Via De Fortuna, Rancho Santa Fe**

MLS® #NDP2508339

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## **\$14,250,000**

7 Bedroom, 8.00 Bathroom, 6,757 sqft  
Residential on 3 Acres

N/A, Rancho Santa Fe,

Completed in August 2025, this new build single-level estate represents the pinnacle of Covenant living. Privately gated and approached by an extended drive, the residence embodies timeless European elegance while embracing modern sophistication on 2.54 fully landscaped acres with an expansive rolling hill view corridor. A showcase of craftsmanship and luxury, built by master builder, Josh Herbst of Herbst Construction, the interiors reveal a curated collection of finishes that embody the prestige of the Covenant and the sophisticated lifestyle synonymous with this community. Airy, light-filled spaces are layered with natural stone at every turn—from timeless limestone and hand-glazed tile to Italian marble counters with protective finish. Imported slabs complement these surfaces, carrying a sense of refinement and artistry throughout the home. Custom cabinetry, sculptural fireplaces, and boutique-style closets softly illuminated like a couture atelier further elevate the interiors, while designer lighting further enhances the elevated ambiance throughout. Expansive vanishing doors blur the boundaries between indoors and out, opening the great room effortlessly to the exterior living and dining spaces. The primary suite stands as a lavish private retreat, inspired by the Montage Los Cabos. A generous bedroom opens to a private patio with serene views overlooking the pool and landscape beyond, while a dedicated sauna enhances the sense of wellness and



indulgence. The spa-inspired bath features dual water closets, dual vanities, a separate dual-head walk-in shower, and a soaking tub—all designed to offer an atmosphere of serenity and refinement. At the center of the home lies a kitchen worthy of its own showcase: a 60” Officine Gullo range hand-forged in Florence, Gaggenau refrigeration with glass-and-steel interiors, and custom metal-framed cabinetry that feels more gallery than kitchen. This is a space that celebrates not only cooking but the art of gathering—designed for those who demand nothing less than the best. The superior lifestyle extends gracefully outdoors, where sculpted grounds feel like a private resort. A vanishing-edge saltwater pool merges with the horizon, while expansive terraces, curated outdoor furnishings, and layered plantings establish both serenity and grandeur. Direct trail access connects the property to the community beyond, making nature and recreation seamlessly part of daily living. From sunrise swims to moonlit soirées, every detail of the landscape is designed for beauty and ease. The detached guest house, offering two bedrooms, two baths, laundry, and a garage office suite, ensures guests experience the same level of refinement as the main residence. This estate is more than the sum of its extraordinary finishes and pedigree; it is a rare opportunity to own a home that redefines luxury in Rancho Santa Fe. 17965 Via De Fortuna is not just one of the finest properties on the market today—it is the home against which all others will be measured.

Built in 2025

**Essential Information**

MLS® #	NDP2508339
Price	\$14,250,000
Bedrooms	7

Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	6,757
Acres	2.54
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Jason Barry
Listing Office	Barry Estates

### Community Information

Address	17965 Via De Fortuna
Area	92067 - Rancho Santa Fe
Subdivision	N/A
City	Rancho Santa Fe
County	San Diego
Zip Code	92067

### Amenities

Amenities	Golf Course, Horse Trails, Paddle Tennis, Pickleball, Playground, Tennis Court(s)
Parking Spaces	12
Parking	Direct Access, Driveway, Garage, Gated
# of Garages	4
Garages	Direct Access, Driveway, Garage, Gated
View	Meadow, Panoramic, Pasture, Trees/Woods, Valley
Has Pool	Yes
Pool	Private, In Ground
Security	24 Hour Security

### Exterior

Lot Description	Back Yard, Landscaped, Level, Pasture, Paved, Rolling Slope
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### Interior

Interior Features	High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Primary Suite, Walk-In Closet(s), Bar, Built-in Features, Main
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	Level Primary, Pantry, Stone Counters, Walk-In Pantry, Wet Bar
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Guest Accommodations, Living Room, Outside, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Rancho Santa Fe
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## Additional Information

Date Listed	August 25th, 2025
Days on Market	53
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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