

# \$2,099,000 - 13569 Pacific Highlands Ranch Parkway, San D

MLS® #NDP2601747

---

## \$2,099,000

4 Bedroom, 3.00 Bathroom, 2,408 sqft  
Residential on 0 Acres

N/A, San Diego,

Step inside this meticulously maintained Portico Plan 4 home, featuring 4 bedrooms, 2.5 baths, plus office and 2,408 square feet of thoughtfully designed living space. The interior boasts elegant touches like plantation shutters, crown molding, LED lighting, and built-in speakers, creating a refined yet welcoming atmosphere. The chef's kitchen is a showstopper, complete with a large island, slab granite counter tops, an intricate stone backsplash, and top-of-the-line GE Monogram stainless steel appliances. Perfect for entertaining, the kitchen seamlessly opens to the family room, while the adjacent dining room offers easy access to the private backyard—ideal for al fresco dining or simply soaking in the serene views. On the main level, you'll find the versatile office/den, perfect for working from home or creating a cozy retreat. The upstairs features all four bedrooms and a convenient laundry room. The spacious primary suite is a haven of relaxation, offering two walk-in closets with custom built-ins and a spa-like bathroom with dual sinks, slab countertops, a luxurious backsplash, and a tranquil ambiance. Additional amenities include air conditioning, a tankless water heater, a security system, and an attached two-car garage. Outside your door, enjoy easy access to award-winning schools, parks, shopping, dining and a new public library. Nearby Pacific Highlands Ranch recreation center offers a sparkling pool and spa, a kids' water-play area, BBQs, and a



fitness center. Don't miss the chance to call this beautifully appointed home your own. Schedule a viewing today and discover the perfect blend of elegance, convenience, and lifestyle at 13569 Pacific Highlands Ranch Parkway!

Built in 2005

### Essential Information

MLS® #	NDP2601747
Price	\$2,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Lisa Harden
Listing Office	Compass

### Community Information

Address	13569 Pacific Highlands Ranch Parkway
Area	92130 - Carmel Valley
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92130

### Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Playground
Utilities	Electricity Connected
Parking Spaces	2
Parking	Garage, Garage Faces Rear

# of Garages	2
Garages	Garage, Garage Faces Rear
View	Neighborhood, Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association
Security	Security System

## Exterior

Lot Description	Planned Unit Development, Walkstreet
Roof	Tile

## Interior

Interior	Carpet, Tile
Interior Features	Granite Counters, Pantry, Recessed Lighting, All Bedrooms Up, Walk-In Pantry, Crown Molding
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	February 23rd, 2026
Days on Market	10
Zoning	R-1:Single Fam-Res
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 26th, 2026 at 2:35am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.