

\$1,349,900 - 1613 Brome Court, Carlsbad

MLS® #PTP2606040

\$1,349,900

3 Bedroom, 3.00 Bathroom, 1,728 sqft

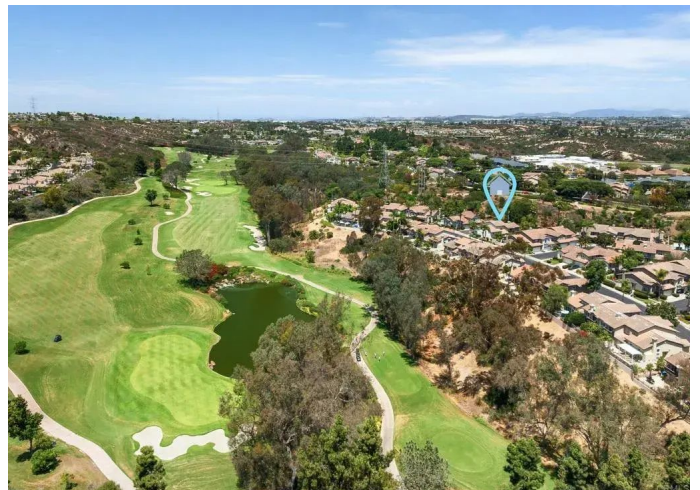
Residential on 5.92 Acres

Aviara, Carlsbad, CA

Welcome to 1613 Brome Court, a beautifully appointed end-unit townhome in the desirable Sanderling gated community in the heart of Aviara. Ideally situated on a quiet cul de sac, this light filled residence offers an inviting open concept floor plan with soaring ceilings, abundant windows and a seamless blend of comfort and style. The thoughtfully remodeled kitchen features a warm contemporary design, custom butcher block countertop, stainless steal appliances and dining island perfect for everyday living and entertaining. Owner has recently installed highly efficient new heater, air conditioning and new dual pane windows. Upstairs, the spacious primary suite provides a huge walk in closet and luxury bathroom with soaking tub, shower and dual vanities. The home comes complete with backyard living space, piped in gas BBQ, custom landscaping and a relaxing fountain. Home has been upgraded with all new windows, brand new flooring, hardware, fresh paint and it ready for move in. New owners to enjoy two sparkling pools, parks and green spaces while sitting across the street from the famous Aviara Golf Course and Ember and Rye. Located directly across the street from top rated Aviara Oaks Elementary and Middle school. Come and tour this absolutely pristine property in an incredible location today.

Built in 1996

Essential Information



MLS® #	PTP2606040
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	5.92
Year Built	1996
Type	Residential
Sub-Type	Townhome
Status	Active

Community Information

Address	1613 Brome Court
Area	CARLSBAD (92011)
Subdivision	Aviara
City	Carlsbad
County	San Diego
State	CA
Zip Code	92011

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Community/Common

Interior

Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Curbs,Sidewalks
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School Information

District Carlsbad Unified School District

Fees

HOA Fees	\$607
HOA Frequency	Monthly
Other Fees	\$133
Mello Roos	\$117
Total Fees	\$749

Additional Information

Date Listed	August 8th, 2026
Days on Market	55
Zoning	R-1:SINGLE
Listing Office	Dream Makers Realty

Listing Details

Listing Office	Dream Makers Realty
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Listing information last updated on October 3rd, 2026 at 7:56am PDT