

\$3,400,000 - 7104 Aviara Drive, Carlsbad

MLS® #NDP2607983

\$3,400,000

5 Bedroom, 6.00 Bathroom, 5,469 sqft
Residential on 0.23 Acres

Aviara Point, Carlsbad, CA

Welcome to a timeless estate in the prestigious gated community of Aviara Point, where classic architecture meets an exceptional golf course setting. Perfectly positioned along the fairways, this elegant residence offers sweeping views, a charming courtyard, and a rare sense of privacy. A grand entry sets the tone with soaring ceilings, stone columns, and graceful archways that carry throughout the home. Expansive living spaces are designed for both formal entertaining and everyday comfort, including a stunning great room with a wet bar that opens to a spacious terrace overlooking the golf course an ideal setting for morning coffee or evening gatherings. The kitchen is both impressive in scale and thoughtfully equipped, featuring a double-wide built-in Sub-Zero refrigerator, Viking 6-burner cooktop, double ovens, and dual dishwashers. A massive walk-in pantry cleverly concealed behind cabinetry adds both function and a touch of intrigue. Upstairs, the primary suite offers a true retreat, complete with a private terrace overlooking the fairways. The spa-inspired primary bath is exceptionally spacious, featuring a very large steam shower, a separate jetted soaking tub, and a truly oversized walk-in closet that feels more like a dressing room. All bedrooms throughout the home include ensuite baths, providing comfort and privacy for family and guests alike. The main level includes a generously sized bedroom with a walk-in closet and ensuite



bathideal for guests or multigenerational living.
A fully detached one-bedroom apartment
above the garages offers complete separation
from the

Built in 2002

Essential Information

MLS® #	NDP2607983
Price	\$3,400,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,469
Acres	0.23
Year Built	2002
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	7104 Aviara Drive
Area	CARLSBAD (92011)
Subdivision	Aviara Point
City	Carlsbad
County	San Diego
State	CA
Zip Code	92011

Amenities

Parking Spaces	6
# of Garages	3
View	Golf Course
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Refrigerator,Trash	Compactor,6	Burner
	Stove,Double Oven,Gas Oven,Gas Stove,Water Purifier,Built-In		

Heating	Forced Air Unit
Cooling	Central Forced Air,Dual
Fireplace	Yes
Fireplaces	FP in Dining Room,Patio/Outdoors
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Landscaped
-----------------	------------

Fees

HOA Fees	\$177
HOA Frequency	Monthly
Other Fees	\$133
Mello Roos	\$132
Total Fees	\$320

Additional Information

Date Listed	August 25th, 2026
Zoning	R-1:SINGLE
Listing Office	SRG

Listing Details

Listing Office	SRG
----------------	-----

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 12th, 2026 at 9:58pm PDT