

\$3,695,000 - 7206 Aviara Drive, Carlsbad

MLS® #OC26140942

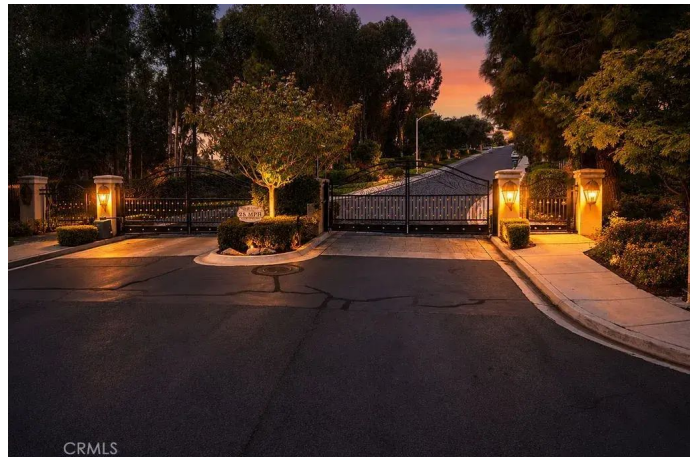
\$3,695,000

3 Bedroom, 4.00 Bathroom, 5,489 sqft

Residential on 0.32 Acres

Aviara, Carlsbad, CA

Set behind the gates of Aviara Point, this custom estate offers a rare opportunity in one of Carlsbad's most exclusive communities. Positioned along the 8th fairway of Aviara Golf Club, the home captures Golf course and Ocean views with coastal breezes. The residence features Spanish Revival-inspired architecture, soaring ceilings, expansive windows, arched doorways, and wrought-iron staircase detailing. Rich stone finishes, custom cabinetry, and five fireplaces enhance the refined interiors. Designed for everyday living and entertaining, the floor plan offers seamless indoor-outdoor flow. The gourmet kitchen features custom cabinetry, breakfast nook with fairway views, and separate butlers pantry. The formal dining room, wine room, custom bar, and main-level bonus room with fireplace provide exceptional entertaining space. Upstairs, the primary suite overlooks the fairway and features a private balcony, fireplace, spa-like bath with heated floors, and custom closet with adjoining dressing room. A dedicated office or library (possible 4th bedroom) includes built-ins, fireplace, and terrace access with ocean views. Two additional en-suite bedrooms share a terrace with ocean views. A private elevator services both levels. Recent upgrades include fresh interior paint, smooth drywall finish, updated lighting, newly added mudroom, two new 75-gallon water heaters, and remodeled oversized laundry room. Outdoor living includes water features, BBQ and bar area,



outdoor fireplace, and entertaining spaces overlooking the fairway. The oversized lot offers room for a future pool or spa,

Built in 2002

Essential Information

MLS® #	OC26140942
Price	\$3,695,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,489
Acres	0.32
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Mediterranean/Spanish
Status	Active

Community Information

Address	7206 Aviara Drive
Area	CARLSBAD (92011)
Subdivision	Aviara
City	Carlsbad
County	San Diego
State	CA
Zip Code	92011

Amenities

Utilities	Cable Available,Cable Connected,Electricity Available,Electricity Connected,Natural Gas Connected,Water Available,Water Connected
Parking Spaces	6
# of Garages	3
View	Golf Course,Ocean,Trees/Woods
Pool	N/K

Interior

Interior Features	Balcony,Bar,Beamed Ceilings,Granite Counters,Pantry,Recessed Lighting,Two Story Ceilings,Wet Bar,Unfurnished
Appliances	Dishwasher,Disposal,Microwave,Refrigerator,6 Burner Stove,Freezer,Gas Range
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	Bonus Room,Den,FP in Living Room,Gas,Library,Patio/Outdoors
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Landscaped,Sidewalks,Sprinklers In Front,Sprinklers In Rear
Roof	Spanish Tile

School Information

District	Carlsbad Unified School District
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Fees

HOA Fees	\$133
HOA Frequency	Monthly
Other Fees	\$177
Mello Roos	\$132
Total Fees	\$321

Additional Information

Date Listed	June 29th, 2026
Days on Market	68
Listing Office	Real Broker

Listing Details

Listing Office	Real Broker
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