

# \$6,995,000 - 13220 Highlands Ranch Rd, Poway

MLS® #260008808

**\$6,995,000**

7 Bedroom, 9.00 Bathroom, 11,080 sqft  
Residential

Highlands Ranch, Poway, CA

One of a kind resort like estate showcasing some of the most breathtaking views San Diego has to offer, this exceptional 11,080 square-foot home is gracefully set on a private one-acre lot. Designed as a true architectural masterpiece, the property offers unparalleled scale, elegance, and functionality—including an expansive garage accommodating approximately 20 vehicles. A grand driveway leads to a serene front courtyard, creating an immediate sense of privacy. Upon entry, walls of glass frame sweeping panoramic views in every direction, with each room thoughtfully designed to capture the home's remarkable vantage point—perched as if atop of the world. The main level features an oversized living room and formal dining area, both highlighted by soaring ceilings and an abundance of natural light. The gourmet chef's kitchen is impeccably appointed with premium stainless-steel appliances, large center island, and a spacious walk-in pantry. Adjacent to the kitchen, an inviting family room and informal dining area provide the perfect setting for everyday living. Completing the main floor are three generously sized ensuite bedrooms and private office. The upper-level primary retreat with truly unrivaled views creates a serene and luxurious escape. The primary suite boasts a spa-inspired bath with a striking freestanding soaking tub and expansive, custom-designed walk-in closets. The lower level is a haven for entertainment and leisure, featuring a car enthusiast's



dream garage, a state-of-the-art home theater,  
and a stylish bar.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 260008808   |
| Price          | \$6,995,000 |
| Bedrooms       | 7           |
| Bathrooms      | 9.00        |
| Full Baths     | 9           |
| Square Footage | 11,080      |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 13220 Highlands Ranch Rd |
| Area        | POWAY (92064)            |
| Subdivision | Highlands Ranch          |
| City        | Poway                    |
| County      | San Diego                |
| State       | CA                       |
| Zip Code    | 92064                    |

**Amenities**

|                |              |
|----------------|--------------|
| Parking Spaces | 30           |
| Parking        | Attached     |
| # of Garages   | 20           |
| Has Pool       | Yes          |
| Pool           | Below Ground |

**Interior**

|            |                                                                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher,Disposal,Dryer,Microwave,Pool/Spa/Equipment,Refrigerator ,Solar Panels,Washer,Built In Range,Freezer,Vented Exhaust Fan,Built-In,Counter Top,Gas Cooking |
| Heating    | Forced Air Unit                                                                                                                                                     |
| Cooling    | Central Forced Air                                                                                                                                                  |

|           |         |
|-----------|---------|
| Fireplace | Yes     |
| Stories   | 3 Story |

### **Exterior**

|              |               |
|--------------|---------------|
| Roof         | Other/Remarks |
| Construction | Stucco        |

### **Fees**

|               |         |
|---------------|---------|
| HOA Fees      | \$600   |
| HOA Frequency | Monthly |
| Other Fees    | \$0     |
| Total Fees    | \$600   |

### **Additional Information**

|                |                                     |
|----------------|-------------------------------------|
| Date Listed    | April 15th, 2026                    |
| Days on Market | 114                                 |
| Listing Office | Douglas Elliman of California, Inc. |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Douglas Elliman of California, Inc. |
|----------------|-------------------------------------|

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