

# \$2,389,000 - 17572 Via Loma Drive, Poway

MLS® #PTP2605999

**\$2,389,000**

4 Bedroom, 4.00 Bathroom, 4,041 sqft

Residential on 1.15 Acres

North Poway, Poway, CA

In the heart of coveted Lomas Verdes Estates, this single-level North Poway estate offers a rare blend of elegance, privacy, and effortless livability on more than an acre of peaceful grounds. Sunlight filters through skylights and dances across fresh finishes, while every room feels thoughtfully composed for both refined entertaining and relaxed everyday living. The chefs kitchen, multiple fireplaces, zoned A/C, and wet bar with wine fridge create an atmosphere that is as inviting as it is sophisticated, while the primary suite serves as a true retreat with backyard access, soaring ceilings, dual sinks, a soaking tub, separate shower, and his-and-hers walk-in closets. A private bedroom wing, indoor laundry room, and a generous 3-car garage with built-ins add the kind of convenience that makes luxury feel effortless. Outside, the expansive grounds invite both relaxation and enjoyment, with a dedicated dog run and an abundant selection of mature fruit trees, including avocado, tangelo, Eureka lemons, Meyer lemons, limes, oranges, apricot, pomegranate, apple, and olive. Solar, zoned air conditioning, a large three-car garage with built-ins, and a setting that blends tranquility with accessibility make this home perfectly suited for modern living. Just minutes from Bernardo Winery, Lake Poway, scenic hiking trails, parks, golf, and community events, it offers a lifestyle as relaxed as it is connected. Located within the highly regarded Poway Unified School District, this is a rare opportunity to own a truly special



estate in one of San Diego Countys most  
sought-after communiti

Built in 1990

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | PTP2605999            |
| Price          | \$2,389,000           |
| Bedrooms       | 4                     |
| Bathrooms      | 4.00                  |
| Full Baths     | 3                     |
| Half Baths     | 1                     |
| Square Footage | 4,041                 |
| Acres          | 1.15                  |
| Year Built     | 1990                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Status         | Active Under Contract |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 17572 Via Loma Drive |
| Area        | POWAY (92064)        |
| Subdivision | North Poway          |
| City        | Poway                |
| County      | San Diego            |
| State       | CA                   |
| Zip Code    | 92064                |

**Amenities**

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Horse Trails                                                                          |
| Parking Spaces | 11                                                                                    |
| Parking        | Garage - Two Door                                                                     |
| # of Garages   | 3                                                                                     |
| View           | Golf<br>Course,Mountains/Hills,Panoramic,Valley/Canyon,Other/Remarks,Neigh<br>borhood |
| Pool           | N/K                                                                                   |

**Interior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar,Granite Counters,Recessed Lighting,Wet Bar,Unfurnished                                                                                                     |
| Appliances        | Dishwasher,Disposal,Dryer,Microwave,Refrigerator,Trash<br>Compactor,Washer,Convection Oven,Double Oven,Barbecue,Water<br>Line to Refr,Gas Range,Water Purifier |
| Cooling           | Central Forced Air,Zoned Area(s)                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | FP in Family Room,FP in Living Room                                                                                                                            |
| # of Stories      | 1                                                                                                                                                              |
| Stories           | 1 Story                                                                                                                                                        |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Cul-De-Sac,Landscaped |
|-----------------|-----------------------|

## School Information

|          |                               |
|----------|-------------------------------|
| District | Poway Unified School District |
|----------|-------------------------------|

## Fees

|               |        |
|---------------|--------|
| HOA Fees      | \$525  |
| HOA Frequency | Annual |
| Total Fees    | \$43   |

## Additional Information

|                |                                |
|----------------|--------------------------------|
| Date Listed    | August 7th, 2026               |
| Days on Market | 40                             |
| Zoning         | R1                             |
| Listing Office | Berkshire Hathaway HomeService |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Berkshire Hathaway HomeService |
|----------------|--------------------------------|

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 13th, 2026 at 2:42pm PDT