

\$8,995,000 - 16039 Via Del Alba, Rancho Santa Fe

MLS® #250045761

\$8,995,000

5 Bedroom, 4.00 Bathroom, 6,247 sqft
Residential on 5.22 Acres

Covenant, Rancho Santa Fe, CA

An exceptional Covenant estate on the desirable West Side of Rancho Santa Fe, offering 5.22 private, all-flat usable acres and premier equestrian amenities. Beyond the gated entry and long private driveway, this renovated single-story 4,473 sq ft residence features 5 bedrooms, 3.5 baths, a formal living room with fireplace, formal dining room, office/bonus room, and a spacious primary suite with fireplace, dual dressing rooms, spa bath, and gym. The chef's kitchen with top-tier appliances opens to a large great room with full bar, fireplace, and a wall of glass leading to an outdoor loggia, saltwater pool with cover, spa, lounging areas, and beautiful mountain views. Equestrian facilities include a 6-stall breezeway barn with caretaker's apartment (bedroom, bath, full kitchen, separate laundry room, half bath), a Grand Prix jumping arena, on-site trail, grazing areas, turnouts, pastures, and access to the Covenant trail system. A separate 1,774 sq ft guest house above the barn offers 2 bedrooms, 2 full baths, a full chef's kitchen, living room, and abundant storage. Additional highlights: white oak flooring and custom wood details, marble and stone finishes, brick accents, private well for irrigation, high-speed fiber, and a covered front porch. A rare and special Covenant legacy property offering outstanding lifestyle, privacy, and usability in one of Rancho Santa Fe's most sought-after locations.



Built in 1976

Essential Information

MLS® #	250045761
Price	\$8,995,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	6,247
Acres	5.22
Year Built	1976
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	16039 Via Del Alba
Area	RANCHO SANTA FE (92067)
Subdivision	Covenant
City	Rancho Santa Fe
County	San Diego
State	CA
Zip Code	92067

Amenities

Parking Spaces	22
Parking	Attached
# of Garages	2
View	Evening Lights,Mountains/Hills,Panoramic,Valley/Canyon,Other/Remarks
Has Pool	Yes
Pool	Below Ground,Private,Pool Cover,Saltwater

Interior

Appliances	Dishwasher,Disposal,Garage Opener,Microwave,Pool/Spa/Equipment,Refrigerator,Washer,Built Range,Counter Top,Electric Cooking	Door In
Heating	Zoned Areas,Forced Air Unit	

Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	FP in Family Room,FP in Living Room,FP in Primary BR
Stories	1 Story

Exterior

Roof	Concrete
Construction	Brick,Wood

Fees

HOA Fees	\$15
HOA Frequency	Annual
Other Fees	\$0
Total Fees	\$1

Additional Information

Date Listed	December 15th, 2025
Days on Market	262
Listing Office	Pacific Sotheby's International Realty
Contact Info	linda@lindasansone.com

Listing Details

Listing Office	Pacific Sotheby's International Realty
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Listing information last updated on September 13th, 2026 at 12:24am PDT