

\$4,125,000 - 16238 Via Del Alba, Rancho Santa Fe

MLS® #NDP2608568

\$4,125,000

4 Bedroom, 3.00 Bathroom, 2,850 sqft

Residential on 2.50 Acres

Covenant, Rancho Santa Fe, CA

Classic & timeless Herb Turner masterpiece lookout home (Google 'Herb Turner architect'). Incredibly private & quiet location within the Covenant with STUNNING VIEWS & massive (2bed/2bath) detached guesthouse with phenomenal rental income potential. Sun-kissed southwest orientation, expansive view deck off main floor, specimen palms, avocado trees, & citrus. Home is 52 years old original/vintage condition and impeccably maintained. Guest House is 36 years old. Engineering report, Septic inspection & certification, Roofing Inspection and Prelim Title Report available for you under the "Documents Tab". Please provide to your clients before showing. Propose clients reviewing reports before scheduling a showing. Come armed knowing as much about the home as everyone else in the room. Buyer encouraged to verify all information and complete their own due diligence before removing contingencies. Herb Turner eventually began studying architecture with esteemed architect John Lloyd Wright, son of legend Frank Lloyd Wright, as his apprentice. That led to a long career as an architect who championed the green building process long before it became trendy. Turner called this Terramonics, a holistic approach to architecture and landscape that emphasizes the interaction between interior and exterior spaces. He always looked at the landscape first and then designed in a way that was sensitive to the environment, said Danielle



Susalla, director of exhibitions and communications at the Oceanside Museum of Art, where Turners work was featured. He was sensitive to the terrain, directional ligh

Built in 1975

Essential Information

MLS® #	NDP2608568
Price	\$4,125,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,850
Acres	2.50
Year Built	1975
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	16238 Via Del Alba
Area	RANCHO SANTA FE (92067)
Subdivision	Covenant
City	Rancho Santa Fe
County	San Diego
State	CA
Zip Code	92067

Amenities

Amenities	Horse Trails
Parking Spaces	2
# of Garages	2
View	Mountains/Hills,Panoramic,Pasture,Neighborhood
Has Pool	Yes
Pool	Below Ground

Interior

Cooling	N/K
---------	-----

Fireplace	Yes
Fireplaces	FP in Living Room,Free Standing
# of Stories	2
Stories	2 Story

School Information

District	San Dieguito High School Distric
----------	----------------------------------

Fees

HOA Fees	\$525
HOA Frequency	Monthly
Total Fees	\$525

Additional Information

Date Listed	September 11th, 2026
Days on Market	2
Zoning	Single-fam
Listing Office	Broker Chaco

Listing Details

Listing Office	Broker Chaco
----------------	--------------

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 5:24am PDT