

\$23,850,000 - 17650-52 Los Morros, Rancho Santa Fe

MLS® #260014089

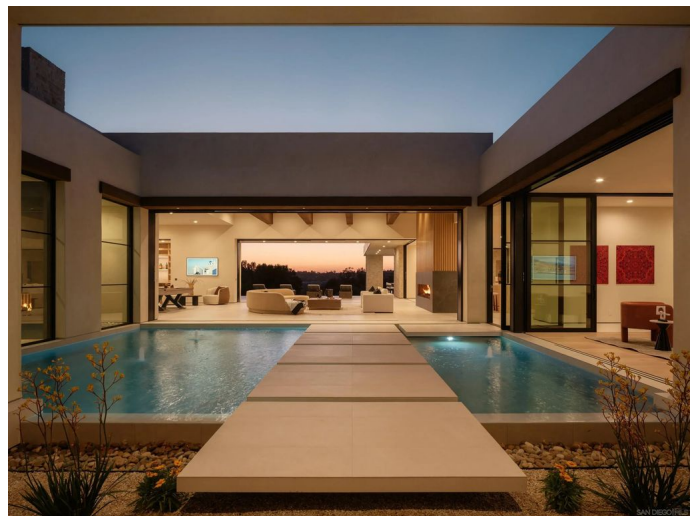
\$23,850,000

5 Bedroom, 8.00 Bathroom, 9,543 sqft

Residential on 4.17 Acres

Covenant, Rancho Santa Fe, CA

Introducing AER, a newly completed architectural estate by Dubreville Atelier set across 4.17 acres in Rancho Santa Fe's prestigious Covenant. Named after the ancient Greek word for the air that surrounds us, AER was conceived as a residence deeply connected to its surroundings. Beyond the gated olive tree-lined approach, a dramatic wood pivot entry opens to a tranquil reflecting pool courtyard. Pocketing glass walls, skylights, exposed wood beams, imported Italian cabinetry, Miele appliances, Graff fixtures, bespoke stonework, and fluted white oak detailing create a home distinguished by exceptional craftsmanship. Thoughtfully tailored for contemporary living, the home features a wellness center with fitness studio, indoor zero-edge spa, sauna, steam room, cold plunge, preserved moss installation, and sculptural travertine fireplace. Additional amenities include integrated technology, an eight-seat cinema hidden behind a discreet door, temperature-controlled wine room, game lounge, and angular stone bar for entertaining. A dedicated display garage transforms automobile collecting into an art form. The primary suite serves as a private retreat, complete with a reading den centered around a statement fireplace, spa-inspired bath clad in raked limestone, boutique-style dressing room, and secluded Zen courtyard. Outside, serene grounds unfold across sweeping views with a pool, cascading water features, heated veranda, bocce court, and direct access to



walking trails. AER is a carefully curated residence shaped by design, offering a lifestyle rarely found within the Covenant.

Built in 2026

Essential Information

MLS® #	260014089
Price	\$23,850,000
Bedrooms	5
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	9,543
Acres	4.17
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Contemporary,Custom Built,Modern
Status	Active

Community Information

Address	17650-52 Los Morros
Area	RANCHO SANTA FE (92067)
Subdivision	Covenant
City	Rancho Santa Fe
County	San Diego
State	CA
Zip Code	92067

Amenities

Parking Spaces	16
Parking	Attached
# of Garages	6
View	Mountains/Hills,Orchard/Grove,Trees/Woods
Has Pool	Yes
Pool	Below Ground,Heated,Heated with Propane,Private,Saltwater

Interior

Appliances	Dishwasher,Fire Sprinklers,Garage Door Opener,Microwave,Refrigerator,Solar Panels,Washer,Water Softener,6 Burner Stove,Convection Oven,Double Oven,Freezer,Ice Maker,Propane Oven,Propane Stove,Range/Stove Hood,Barbecue,Propane Cooking
Heating	Fireplace,Forced Air Unit,Zoned Areas
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Bonus Room,FP in Living Room,FP in Primary BR,Patio/Outdoors
Stories	1 Story

Exterior

Lot Description	Easement Access,Landscaped,Sprinklers In Front,Sprinklers In Rear,Street Paved
Roof	Flat
Construction	Stone,Stucco

School Information

District	San Diego Unified School Distric
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Fees

HOA Frequency	Semi-Annually
Other Fees	\$0

Additional Information

Date Listed	June 11th, 2026
Days on Market	71
Listing Office	Compass

Listing Details

Listing Office	Compass
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Listing information last updated on September 12th, 2026 at 11:09pm PDT