

\$3,490,000 - 15566 Rising River Pl South, San Diego

MLS® #PTP2606156

\$3,490,000

5 Bedroom, 4.00 Bathroom, 5,129 sqft

Residential on 0.25 Acres

Black Mountain Ranch N Cluster, San Diego, CA

Experience elevated living in this exceptional home within the prestigious guard-gated community of Avaron in Del Sur. Showcasing timeless architecture and modern luxury, this stunning residence offers approximately five spacious bedrooms, four and a half bathrooms, a formal dining room, expansive living and family rooms, and a versatile bonus space ideal for a home office, gym, media room, or game room. Designed to impress, the home features soaring ceilings, abundant natural light, and a seamless open-concept floor plan that effortlessly blends indoor and outdoor living. The heart of the home is the spectacular great room, where the chef's kitchen flows seamlessly into the living and family rooms, creating an ideal setting for both everyday living and grand-scale entertaining. Thoughtfully curated designer finishes, premium stainless-steel appliances further enhance the home's appeal. A desirable first-floor bedroom and full bath provide flexibility for guests or multigenerational living, while four additional bedrooms upstairs offer privacy and comfort for family and visitors alike. Step outside to your private resort-style backyard, perfect for Southern California's year-round lifestyle. The expansive California Room overlooks a sparkling pool and spa, creating a true indoor-outdoor experience. Entertain with ease at the built-in barbecue island featuring stainless steel amenities. Residents enjoy an unparalleled lifestyle with



proximity to the charming Village of Rancho Santa Fe, premier shopping, dining, and convenient access to I-15 and SR-56. The home is located in

Built in 2006

Essential Information

MLS® #	PTP2606156
Price	\$3,490,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	5,129
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	15566 Rising River Pl South
Area	Rancho Bernardo (92127)
Subdivision	Black Mountain Ranch N Cluster
City	San Diego
County	San Diego
State	CA
Zip Code	92127

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Below Ground

Interior

Cooling	Electric
Fireplace	Yes

Fireplaces	FP in Family Room
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Cul-De-Sac, Curbs
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School Information

District	Poway Unified School District
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Fees

HOA Fees	\$381
HOA Frequency	Monthly
Mello Roos	\$586
Total Fees	\$429

Additional Information

Date Listed	August 12th, 2026
Days on Market	32
Zoning	R-1
Listing Office	Coldwell Banker West

Listing Details

Listing Office	Coldwell Banker West
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