

\$4,395,000 - 16761 Artesian Breeze Way, San Diego

MLS® #NDP2603230

\$4,395,000

5 Bedroom, 4.00 Bathroom, 3,066 sqft
Residential on 2.44 Acres

Del Sur, San Diego, CA

Imagine the Rancho Santa Fe Lifestyle. County Freedom. No HOA. There are few addresses in North County San Diego that offer the proximity of Rancho Santa Fe with the flexibility of San Diego County. This is one of them. Positioned within the coveted Artesian corridor, just east of the Covenant, this 2.44-acre ranch estate offers a rare combination of location, usability, and long-term potential the lifestyle of Rancho Santa Fe with the expansive lot sizes of San Diego County. Here, you are minutes from the Village, Del Mar, and the coast, yet free from HOA and Mello-Roos, allowing a level of flexibility and long-term ease of living that is increasingly difficult to find. Set behind two gated entrances one dedicated to the residence and one to the equestrian facilities the property is thoughtfully arranged for both privacy and function. The land is entirely flat and usable, offering immediate enjoyment with meaningful opportunity for future expansion. The Santa Fe-style main residence features 5 bedrooms and 4 bathrooms, with warm, connected living spaces designed for everyday comfort and effortless entertaining. A chef's kitchen with a built-in breakfast nook anchors the home, while French doors open to a series of outdoor living areas that feel both natural and refined. The grounds are cohesive and understated, complementing the architecture rather than competing with it. A pool, spa, outdoor shower, and BBQ area create a relaxed, resort-like



setting, while a rooftop deck captures ocean views on clear days. Owned solar and an attached ADU provide flexibility for guests, extend

Built in 1993

Essential Information

MLS® #	NDP2603230
Price	\$4,395,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,066
Acres	2.44
Year Built	1993
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	16761 Artesian Breeze Way
Area	Rancho Bernardo (92127)
Subdivision	Del Sur
City	San Diego
County	San Diego
State	CA
Zip Code	92127

Amenities

Amenities	Horse Trails
Parking Spaces	23
Parking	Gated,Garage
# of Garages	3
View	Mountains/Hills,Pasture,Neighborhood,Trees/Woods
Has Pool	Yes
Pool	Below Ground

Interior

Cooling	N/K
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	1
Stories	1 Story

School Information

District	San Dieguito High School Distric
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Additional Information

Date Listed	April 3rd, 2026
Days on Market	133
Zoning	R-1:Single
Listing Office	Pacific Sotheby's Int'l Realty

Listing Details

Listing Office	Pacific Sotheby's Int'l Realty
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Listing information last updated on September 13th, 2026 at 4:55am PDT