

\$1,159,000 - 1208 Via Portovecchio, San Marcos

MLS® #260018432

\$1,159,000

2 Bedroom, 2.00 Bathroom, 1,514 sqft
Residential

The Colony, San Marcos, CA

Experience luxury redefined in this completely reimagined residence within the highly sought-after community of The Colony at Lake San Marcos. Extensively upgraded with exceptional craftsmanship, this home has been thoughtfully engineered to create an open-concept floor plan with soaring vaulted ceilings, dramatic walls of glass, and panoramic mountain and valley views. Designed to live like a single-story, the main level features the primary suite, kitchen, living areas and laundry, while the upper level offers a private second primary suite with walk-in closet. The stunning chef's kitchen showcases custom furniture-quality inset wood cabinetry, quartzite countertops, a large center island, under-cabinet lighting and abundant built-in storage, all seamlessly opening to the expansive great room. Throughout the home you'll find porcelain plank flooring, smooth-textured walls, custom maple cable stair railings, recessed lighting and Renewal by Andersen windows. Both spa-inspired bathrooms feature digitally controlled heated floors, Toto washlet heated seats, porcelain tile showers, illuminated medicine cabinets and custom cabinetry. Additional upgrades include copper plumbing, upgraded electrical, tankless water heater, water purification system, finished garage with loft storage, and an expanded patio finished with imported Italian porcelain. This is a rare opportunity to own one of The Colony's finest homes where every detail has been thoughtfully



curated and no expense has been spared.
Enjoy the coveted Lake San Marcos lifestyle -
golf, boating, pickle ball and more!

Built in 1989

Essential Information

MLS® #	260018432
Price	\$1,159,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,514
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Mediterranean/Spanish
Status	Pending

Community Information

Address	1208 Via Portovecchio
Area	SAN MARCOS (92078)
Subdivision	The Colony
City	San Marcos
County	San Diego
State	CA
Zip Code	92078

Amenities

Parking Spaces	4
Parking	Attached
# of Garages	2
View	Evening Lights,Lake/River,Mountains/Hills
Has Pool	Yes
Pool	Community/Common,Association,Fenced

Interior

Appliances	Dishwasher,Disposal,Garage Door Opener,Microwave,Range/Oven,Refrigerator,Water Filtration,Convection
------------	---

	Oven,Freezer,Gas Oven,Gas Stove,Ice Maker,Gas Range,Gas Cooking
Heating	Fireplace,Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Living Room
# of Stories	2
Stories	2 Story

Exterior

Roof	Spanish Tile
Construction	Stucco

Fees

HOA Fees	\$475
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$475

Additional Information

Date Listed	July 29th, 2026
Days on Market	42
Listing Office	Compass

Listing Details

Listing Office	Compass
----------------	---------

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 2:27pm PDT