

\$2,995,000 - 849 N Rios Ave, Solana Beach

MLS® #260006720

\$2,995,000

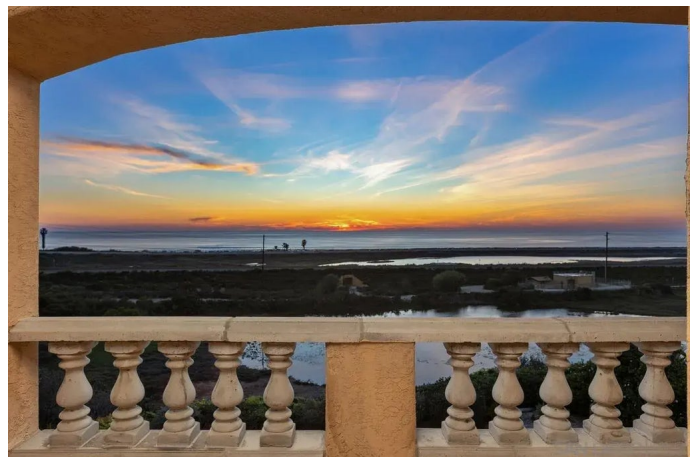
4 Bedroom, 3.00 Bathroom, 2,665 sqft
Residential

Solana Beach, Solana Beach, CA

Perched within the private gated enclave of Vista Del Rios in Solana Beach, The View House captures 200° panoramic whitewater ocean views in a setting defined by privacy and understated coastal luxury. Elevated above the shoreline, this sophisticated two-story villa offers a seamless connection to the sea, with thoughtfully designed living spaces oriented to embrace the ever-changing horizon. The residence features four bedrooms plus a den and two-and-a-half baths, including an upstairs primary suite that serves as a tranquil retreat framed by sweeping views. A refined living room, formal dining area, and gourmet kitchen with breakfast nook create an effortless flow for both everyday living and entertaining. Outdoors, a private patio and backyard overlook the whitewater coastline and the natural beauty of the San Elijo Lagoon, offering a serene extension of the home. Custom cabinetry throughout and a two-car garage with direct entry complete the offering. Set within an intimate six-residence community, just moments from Annie's Canyon Trail, Cedros Design District, and Fletcher Cove, *The View House* represents a rare opportunity to experience elevated coastal living in one of Solana Beach's most coveted locations.

Built in 1991

Essential Information



MLS® #	260006720
Price	\$2,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,665
Year Built	1991
Type	Residential
Sub-Type	Condominium
Status	Pending

Community Information

Address	849 N Rios Ave
Area	SOLANA BEACH (92075)
Subdivision	Solana Beach
City	Solana Beach
County	San Diego
State	CA
Zip Code	92075

Amenities

Parking Spaces	2
Parking	Attached,Direct Garage Access,Garage
# of Garages	2
View	Lagoon/Estuary,Ocean,Panoramic,Water,Coastline,White Water
Has Pool	Yes
Pool	Below Ground,Community/Common

Interior

Appliances	Dishwasher,Disposal,Garage Opener,Microwave,Range/Oven,Refrigerator,Washer,Gas Range,Counter Top	Door
Heating	Forced Air Unit	
Cooling	Central Forced Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	FP in Family Room,FP in Primary BR	
# of Stories	2	

Stories2 Story

Exterior

RoofTile/Clay
ConstructionOther/Remarks

School Information

DistrictSan Dieguito High School Distric

Fees

HOA Fees\$1,080
HOA FrequencyMonthly
Other Fees\$0
Total Fees\$1,080

Additional Information

Date ListedMarch 22nd, 2026
Days on Market89
Listing OfficeCompass

Listing Details

Listing OfficeCompass

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