



**SF Detached** Status: **Active** LP: \$ 11,900,000 REF #: 1  
 MLS #: 081031839 OLP: \$ 11,900,000  
 Media: 13 - V.T.   
 Address: [15146 Las Planideras](#) Close of Escrow:  
 Subdivision: **Covenant**  
 City: **Rancho Santa Fe** Zip : **92067-**  
 Cross Street: **Via De La Valle** Community: **RANCHO SANTA FE**  
 Map Code: **1188B1** MT: **14** AMT: **14** LD:  
**4/30/2008**  
 Directions To Property: **Via de la Valle or Linea del Cielo to Las Planideras.**

#### General Information

Bedrooms: **6** View: **Evening Lights, Golf Course, Mountains/Hills, Panoramic, Other/Remarks**  
 Optional BR: **1** Exterior: **Stone, Stucco**  
 Baths: **9.5** Floors: **Hardwood, Slab**  
 Est SqFt: **12,000** Heat: **Forced Air, Natural Gas, Zoned Areas**  
 Year Built: **2007** Cooling: **Central Forced Air, Zoned Area(s)**  
 Stories: **3 Story, Walkout Basement** Pool: **Below Ground, Heated, Yes**  
 Lot SqFt: Lot Size: **More than 2.5 Up to & Inc 5.0 Acres**  
 Source of SqFt: **Plans** Sewer: **Septic In**  
 Ownership: **Fee Simple** School District:  
 Roof: **Tile** Age Restriction: **N/K**  
 Acres: **4.3** Water: **Meter on Property**  
 Zoning: **R1** Topography: **Level, Slope Gentle**  
 APN: **302-060-12-00** Pets: **Yes, Other/Remarks**  
 Fireplace: **FP in Family Room, FP in Living Room, FP in Master BR, Two or More, Yes**

#### Remarks

Location, style, attention to detail and masterful construction find harmony within this new Tuscan, poised on 4-plus rare acres in the exclusive Covenant of Rancho Santa Fe. Located at the end of a tree lined private drive, fully fenced and gated, perfectly situated to take in the expansive views between the mature eucalyptus,

#### Rooms Information

Living Room: **24x22** Dining Room: **23x16** Family Room: **28x26** Kitchen: **22x22** Extra Room: **32x22**  
 Master Bed: **22x19** Bedroom 2: **16x15** Bedroom 3: **18x16** Bedroom 4: **18x14** Bedroom 5: **16x15**

#### Additional Features

Add Land Use: **N/K** Parking: **4+ Car Garage, Attached, Tandem, Underground, Other/Remarks**  
 Boat Facilities: **N/K** Security: **Eqpt Owned, Gated Community**  
 Guest House: **Detached, Yes** Patio: **Covered, Slab, Other/Remarks**  
 Frontage: **Other/Remarks** Spa: **With Pool, Yes**  
 Laundry: **Laundry Room** Telecom: **Special Wiring**  
 Irrigation: **Below Ground**  
 Complex Features: **N/K**  
 Equipment: **Dishwasher, Disposal, Fire Sprinklers, Garage Door Opener, Microwave, Pool/Spa Equipment, Range/Oven, Refrigerator, Trash Compactor, Vacuum/Central**

#### Assessments and Fees

Assessments: **N/K** Mello-Roos: **0/N/K**  
 H.O. Fee: **0.14/Annual** HOF Includes: **Common Area Maintenance**  
 Other Fee: **0/N/K** Type of OF: **N/K**

**Supplements**MLS #: 081031839 Address: [15146 Las Planideras](#)

rare palms, mature vegetation and acres of lush lawns. Enter the gates, past a romantic detached guesthouse through the custom inlaid and oversized front doors, to the 5 bedroom, 8 bath and one opulent powder room estate. Inside each spacious room reveals an unerring, artful eye for luxury. Revel in a sublime master suite with sitting room, fireplace, pocket doors that disappear into the walls and a decadent master bath with separate dressing rooms. Enjoy 4 additional suites of rooms, an exceptionally appointed chefs kitchen with large dining area and adjoining great room with walk-in bar, formal living and dining salons and a wood flanked executive office. Other Modern Day Luxuries: Mirrored fitness facility. Gentleman s retreat with billiard/game room and walk-in bar opening to the outdoors. Professional state-of-the-art theatre with separate entrance. Commercial grade elevator. Smart-House system with security alarm. 1000 bottle stone clad climate controlled wine cellar. Outdoor loggia with fire place adjacent to the 'Summer' kitchen and pool bath. Sparkling and inviting pool with beach entrance, spa and waterfalls. Natural gas. Staorage for +9 vehicles. Classic Design Elements include: African mahogany dual glazed doors and windows throughout. Detailed patterned stone cut floors. Hand scraped, distressed, smoked and oiled wide plank oak floors. Custom tile, stone and onyx surfaces. Pocket doors that disappear into the walls. Custom furniture grade cabinetry. Vintage beamed ceilings.

Prepared by: Linda Sansone

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