13852 NORTHCREST LANE

Poway, California 92064

Offered at $2,800,000

4 Bedrooms | 4 Full Baths | 1 Half Bath | 5,595 Sq Ft | 1.37 Acres

Main House: 3 BR / 3 BA / 1 Half Bath + Guest Flat: 1 BR / 1 BA

3-Car Garage | 36-Panel Owned Solar + Enphase Battery | Unified Poway Schools

Custom-Built 2004 Estate • Panoramic Hill & Valley Views • Never Previously Listed

PROPERTY OVERVIEW

Offered publicly for the first time since its custom construction in 2004, this Mediterranean estate sits on 1.37 elevated acres in Poway with panoramic hill and valley views from virtually every room. The 5,595 sq ft residence includes a fully independent one-bedroom guest flat, a three-car garage, 36 owned solar panels with Enphase battery backup, and grounds that encompass an ornamental koi pond, fruit orchard, terraced gardens, outdoor kitchen, and LP gas fire pit. The level of craftsmanship, systems infrastructure, and thoughtful design throughout is exceptional.

AT A GLANCE

- APN: 278-442-74-00 | Lot: 59,677 sq ft (1.37 acres) | Zoning: R-1
- Built: 2004 | Stories: 2 | 3-Car Attached Garage
- Schools: Tierra Bonita Elementary / Twin Peaks Middle / Poway High (0.4 mi)
- FEMA Flood Zone X — Minimal Risk | No HOA | Septic (1,500 gal)
- 36 Owned Solar Panels — Enphase Battery Backup System
- 3 Independent HVAC Zones | Dedicated Wine Cellar AC
- R-60 Wall Insulation | Milgard Double-Pane Low-E Windows Throughout
- Hunter Douglas Window Treatments Throughout | Motorized Blackout Blinds in Family Room & Master
- CAT-5 in Every Room | Whole-Home Surround Sound Tied to Outdoor Speakers

EXTERIOR & ARRIVAL

A broad concrete motor court — accommodating eight or more vehicles — sweeps to the front entry, flanked by astroturf lawns, river rock dry creek beds, and drought-tolerant plantings. The two-story stucco and concrete tile facade features Milgard low-E windows throughout and stucco-finished eaves for fire resistance. Ornate wrought iron and glass arched double entry doors, a covered portico with coach lighting, and flagstone paving complete a commanding first impression. The three-car garage wing — housing the independent guest flat — is accessible from the same motor court, with the Poway hills as a backdrop.

ENTRY FOYER

The entry is anchored by a sweeping curved staircase with a custom hand-forged wrought iron scrollwork balustrade and mahogany handrail. Diagonal-set limestone floors extend in every direction, flowing seamlessly through the main living areas. Arched doorways, built-in display niches, and recessed lighting establish the home's architectural character immediately upon entry.

MAIN FLOOR — LIVING AREAS

Library / Study

A quiet room off the entry foyer with a floor-to-ceiling built-in mahogany bookcase with arched crown detail, a curved bay window with arched transom, and a distinct patterned carpet. Ideal as a

formal living room, library or music room. An adjacent dedicated home office with built-in upper cabinetry, desk area, and track lighting provides a primary workspace on the main floor. A powder room is conveniently located across the hall.

Formal Dining Room

A wraparound curved wall of windows on three sides delivers unobstructed panoramic views of the Poway hills and valley — one of the most dramatic dining settings in San Diego County. Tray ceiling, wrought iron chandelier, and diagonal limestone floors throughout.

Family Room

A large, light-filled room connecting the kitchen and rear patio through French doors. Features an ornate white carved stone fireplace, in-ceiling surround sound, motorized blackout blinds, and limestone floors. The arched kitchen pass-through makes this the natural hub of daily living and entertaining.

Chef's Kitchen

The kitchen is defined by a massive granite island — blue-green stone with undermount sink and bridge faucet — surrounded by custom steamed beech raised-panel cabinetry with crown molding and dark hardware. A hand-carved wood range hood centers the cooking wall above a professional LP gas cooktop, with an artist-painted tile backsplash mural as the focal point. Appliances are Miele throughout, including a built-in column refrigerator adjacent to the cooktop, a wall oven and microwave tower, dishwasher, and a separate built-in column freezer on the far wall. Limestone floors, multiple windows, and open sightlines to the family room and dining areas complete a kitchen built for serious cooking and effortless entertaining.

WINE CELLAR

A basement-level collector's cellar with custom floor-to-ceiling redwood racking curving around three walls (400+ bottle capacity), diamond-bin bulk storage, a granite countertop with two built-in stainless dual-zone wine refrigerators, and a dedicated AC system. A secondary storage area is accessed through a charming small door built with antique hinges, a period door pull, and a speak-easy window. Polished concrete floors and recessed lighting throughout. The surrounding foundation is protected by a dedicated French drain system.

MASTER SUITE

Bedroom & Sitting Room

A spacious upstairs retreat with tray ceiling, oversized ceiling fan, motorized blackout blinds, and direct access to the private wraparound terrace. An arched opening leads to a dedicated sitting room with an ornate carved fireplace, built-in wet bar with mahogany cabinetry, and under-counter beverage refrigerator — a fully self-contained private sanctuary.

Master Bathroom

Imported Rosso marble is used throughout — soaking tub platform and surround, double vanity countertops, and floor inlay strips. The oversized soaking tub is positioned directly before a bank of windows framing unobstructed hill and sky views. A double mahogany vanity with separate makeup

station, gilded mirror, and wrought iron sconces complete the primary vanity area. The walk-in shower features diagonal-set travertine tile, a Rosso marble arched niche and bench seat, and antique bronze fixtures. Marble tile floors throughout.

Master Closet & Terrace

A skylit walk-in closet with custom mahogany built-in shelving, double hanging rods, and full-length mirror provides exceptional wardrobe storage. The wraparound private terrace — accessed via slider from the bedroom — overlooks the koi pond and waterfall below with panoramic valley and hill views beyond, framed by wrought iron scrollwork railings.

SECONDARY BEDROOMS

Bedroom Two — En-Suite

Generous upstairs bedroom with plush carpet, ceiling fan, Milgard windows, a private Juliet balcony door, and walk-in closet. Private en-suite bath with travertine tile, tub/shower combination, and glass enclosure.

Bedroom Three — En-Suite

Spacious upstairs bedroom with corner window bay framing hill views, ceiling fan, plush carpet, and walk-in closet. Private en-suite bath with travertine tile, tub/shower combination, and glass enclosure.

Upper Landing

The curved wrought iron staircase concludes at a broad upper landing with a pendant chandelier suspended into the foyer below and a leaded glass transom window above. Connects all upstairs rooms and master suite entry through double doors.

Upstairs Laundry

Miele front-load washer and dryer beneath granite countertop with undermount sink. Steamed beech upper cabinetry, travertine tile floors, and hanging rod. Conveniently located near all upstairs bedrooms.

INDEPENDENT GUEST FLAT

Attached to the main house through the garage wing yet fully self-contained, the guest flat is a complete one-bedroom, one-bath residence. The living room features a dramatic floor-to-ceiling natural stone fireplace, cherry hardwood floors, and a sliding glass door to the backyard. The full kitchen has oak cabinetry, stainless refrigerator, and wall oven. The bedroom and full bath are privately situated within the flat. Independent systems throughout: dedicated HVAC, 2025 water heater, and independent surround sound. Ideal as a parent-in-law suite, guest residence, or rental.

OUTDOOR LIVING & GROUNDS

Rear Patio & Entertaining

A large concrete patio off the family room's French doors hosts a built-in outdoor kitchen with lp gas BBQ and bar seating for six, plus an octagonal stone LP gas fire pit with built-in seating wall and a lush astroturf lawn shaded by a mature tree.

Koi Pond & Water Feature

An ornamental koi pond with natural rock waterfall is positioned at the property's rear edge — framed by lavender, ornamental grasses, and colorful plantings — with the full breadth of the Poway valley and hills stretching to the horizon behind it. Visible from the master terrace above. One of the property's most memorable features.

Terraced Gardens & Orchard

Multiple terraced levels with raised vegetable beds, a productive citrus and fruit tree orchard served by drip irrigation, drought-tolerant plantings, and decorative metalwork sculptures across 1.37 acres of thoughtfully designed landscape.

Solar Array

36 ground-mounted owned solar panels on a dedicated steel racking structure, connected to an Enphase battery backup system. Optimally angled for maximum generation. A substantial owned asset conveying with the property.

SYSTEMS & INFRASTRUCTURE

Energy & Insulation

- 36-panel owned solar array with Enphase battery backup
- R-60 insulation in 6-inch exterior walls — superior thermal performance year-round
- Milgard double-pane low-E glass in all windows
- 3 independent HVAC zones (guest flat, main house downstairs, main house upstairs)
- Dedicated AC system for wine cellar

Water & Drainage

- In-line hot water recirculation with pump — instant hot water throughout main house
- Guest flat: dedicated 2025 water heater
- 1,500-gallon septic — clean-outs easily accessible, marked by brick squares at yard gate
- Comprehensive French drain and rock pit system managing all roof runoff and groundwater
- All gutters fitted with Leaf Filter screens
- Drip irrigation system serving fruit trees and flower beds
- Astroturf front and rear lawns — zero irrigation water required

Technology & Audio/Visual

- CAT-5 hardwired data connections in every room (excluding bathrooms)
- Whole-home surround sound tied to outdoor speakers
- Independent surround sound system in guest flat
- Hunter Douglas premium window treatments throughout
- Motorized electric blackout blinds in family room and master bedroom

Construction Details

- Concrete tile roof over double layer tar felt paper
- Stucco-finished eaves — fire deterrent
- LP gas fire pit and LP gas BBQ grill
- Leaf Filter gutter screens on all gutters

LOCATION & SCHOOLS

Located in a premier Poway setting within the award-winning Unified Poway School District. Tierra Bonita Elementary (0.9 mi), Twin Peaks Middle (1.0 mi), and Poway High School (0.4 mi). Convenient access to shopping, dining, Lake Poway, hiking trails, and the I-15 corridor to downtown San Diego and the coast. FEMA Flood Zone X — minimal risk. No HOA.

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