



# Rancho Santa Fe & Vicinity Communities



*Compliments of*

# Frequently Called Numbers

## **Sports**

Del Mar Thoroughbred Club ..... 858. 755. 1141  
Fairbanks Ranch Riding Club..... 858. 756. 0321  
Qualcomm Stadium ..... 619. 641. 3131  
RSF Polo Club ..... 858. 481. 9217  
RSF Tennis Club ..... 858. 756. 4459  
Rancho Riding Club..... 858. 756. 2923  
San Diego Chargers..... 619. 280. 2121  
San Dieguito Tennis Club..... 760. 942. 9725  
Surf Club ..... 760. 752. 7475  
Surf & Turf Tennis Club ..... 858. 755. 5293  
San Diego Padres..... 619. 795. 5000  
Sports Arena ..... 619. 224. 4176

## **Community Facilities**

Del Mar Fair Events Line ..... 858. 793. 5555  
Fairbanks Ranch Association ..... 858. 756. 4415  
North County Times..... 760. 943. 2300  
RSF Association ..... 858. 756. 1174  
RSF Community Center ..... 858. 756. 2461  
RSF Foundation..... 858. 756. 6557  
RSF Garden Club..... 858. 756. 1554  
RSF Historical Society..... 858. 756. 9291  
RSF Library ..... 858. 756. 2512  
RSF Library Guild ..... 858. 756. 4780  
RSF Newcomer's Club ..... 858. 756. 2461  
RSF Senior Center ..... 858. 756. 3041  
RSF Review ..... 858. 756. 1403  
RSF Republican Women's Club ..... 760. 436. 9381

## **Golf**

Del Mar Golf Center ..... 858. 481. 0363  
Del Mar Country Club..... 858. 759. 5500  
Fairbanks Ranch Country Club ..... 858. 259. 8811  
Lomas Santa Fe Executive Course ..... 858. 755. 0195  
Lomas Santa Fe Country Club..... 858. 755. 6768  
Morgan Run Resort ..... 858. 756. 2471  
RSF Farms Golf Club ..... 858. 756. 5585  
RSF Golf Club ..... 858. 756. 3094  
Santaluz Country Club..... 858. 759. 3109  
The Bridges Country Club..... 858. 759. 7200  
The Crosby Country Club ..... 858. 756. 6310  
The Grand Del Mar Golf ..... 858. 509. 2145

## **Performing Arts**

CA Center for the Arts, Escondido..... 800. 988. 4253  
Civic Theatre..... 619. 570. 1100  
La Jolla Playhouse..... 858. 550. 1010  
North Coast Repertory Theatre ..... 858. 481. 1055  
The Old Globe Theatre ..... 619. 234. 5623  
Starlight Theatre ..... 619. 544. 7827

## **Animal Care**

All Creatures Hospital ..... 858. 481. 7992  
Del Mar Horse Park..... 858. 794. 1171  
Helen Woodward..... 858. 756. 4117  
Mary's Tack & Feed ..... 858. 755. 2015  
RSF Veterinary Hospital..... 858. 759. 8797

## **Mail**

Del Mar Post Office ..... 800. 275. 8777  
RSF Post Office ..... 800. 275. 8777  
RSF Mail Delivery Solutions..... 760. 635. 0155  
Solana Beach Post Office ..... 858. 793. 1667

## **Utilities**

Cox Communications..... 760. 943. 9000  
Ferrell Gas ..... 760. 471. 0636  
Olivenhain Water District ..... 760. 753. 6466  
Orion Cable ..... 760. 591. 9600  
Pacific Propane..... 760. 746. 5500  
SDG&E ..... 800. 310. 2355  
Santa Fe Irrigation ..... 858. 756. 2424  
SBC..... 800. 310. 2355  
Suburban Propane..... 760. 737. 0440  
Time Warner Cable ..... 858. 695. 3220

## **Emergency**

Fairbanks Security ..... 858. 756. 3759  
North Coast Urgent Care ..... 760. 943. 9111  
Poison Control ..... 800. 222. 1222  
RSF Fire Protection..... 858. 756. 5971  
RSF Patrol..... 858. 756. 4372  
RSF Patrol Emergency..... 858. 756. 9966  
San Diego Sheriff, RSF ..... 858. 756. 2975  
Scripps Memorial Encinitas..... 760. 753. 6501

# Dining, Lodging, Fitness and Entertainment

## **Restaurants**

Americana.....	858. 794. 6838
Beachgrass Cafe .....	858. 509. 0632
Blanca Market.....	858. 792. 0072
Board & Brew .....	858. 481. 1021
Bongiorno's Pizza.....	858. 755. 2646
Brigantine Seafood.....	858. 481. 1166
Bully's Del Mar.....	858. 755. 1660
Café Del Mar.....	858. 481. 1133
Café Secret .....	858. 481. 4239
Café Zinc.....	858. 793. 5436
California Pizza kitchen .....	858. 793. 0999
Champagne Bakery - Del Mar .....	858. 792. 8171
Champagne Bakery - Olivenhain .....	760. 944. 9446
Chevy's Fresh Mex .....	858. 793. 8893
Double Happiness Szechwan .....	858. 481. 8584
Cuvee .....	858. 259. 5878
Del Mar Pizza .....	858. 481. 8088
Delicias .....	858. 756. 8000
En Fuego Cantina and Grill .....	858. 792. 6551
Epazote Southwest .....	858. 259. 9966
Fidel's.....	858. 755. 5292
Fish Market .....	858. 755. 2277
Firenze Trattoria .....	760. 944. 9000
Il Fornaio Cucina Italiana .....	858. 755. 8876
J. Taylor's (L'Auberge) .....	858. 793. 6460
J.F. Japanese Sushi Bar.....	858. 720. 8789
Jake's Del Mar.....	858. 755. 2002
Leucadia Pizza .....	858. 759. 2222
Marie Calendar's .....	760. 632. 0204
Market Restaurant & Bar .....	858. 523. 0007
Mille Fleurs .....	858. 756. 3085
Milton's Delicatessen .....	858. 792. 4520
Morgan Run Restaurant .....	858. 523. 0007
Nobu Gourmet .....	858. 755. 7787
Nugent's Seafood Grille .....	858. 792. 6100
Oggi's Pizza.....	858. 481. 7883
The Original Pancake House .....	760. 943. 1939
Pacific Coast Grill.....	858. 794. 4632
Pacifica Del Mar.....	858. 792. 0476
Pamplemousse Grille .....	858. 792. 9090
Panera Bread .....	858. 481. 0050
The Pantry .....	858. 756. 1221
Papachino Ristorante .....	858. 481. 7171
Paradise Grille.....	858. 350. 0808
Pasta Pronto .....	858. 481. 6017
Pizza Nova.....	858. 259. 0666
Pizza Port .....	858. 481. 7332
Poseidon .....	858. 755. 9345

## **Restaurants (cont.)**

Que Pasa .....	858. 756. 9669
RSF Golf Club Restaurant .....	858. 756. 1182
Ranch Deli.....	858. 756. 4308
Rancho Valencia.....	858. 759. 6212
Red Tractons.....	858. 755. 6600
Rendezvous Chinese .....	858. 755. 2669
Ruth's Chris Steak House .....	858. 755. 1454
Sam's Place .....	858. 755. 3401
Sammy's Woodfired Pizza .....	858. 259. 6600
Samurai of Japan.....	858. 481. 0032
Savory.....	760. 634. 5556
Sbicca Bistro .....	858. 481. 1001
The Stratford Court Café.....	858. 792. 7433
Taste of Thai .....	858. 793. 9695
The Inn at RSF.....	858. 756. 1131
Tony Roma's .....	858. 794. 7662
Tony Jacal's .....	858. 755. 2274
Thyme in the Ranch.....	858. 759. 0747
Trattoria i Trulli.....	760. 943. 6800
Wild Note Cafe / Belly Up .....	858. 720. 9000
Zinc Cafe.....	858. 793. 5436

## **Hotels**

Best Western Stratford Inn .....	858. 755. 1501
Courtyard by Marriot .....	858. 792. 8200
Del Mar Inn Clarion Carriage.....	858. 755. 9765
Del Mar Hilton .....	858. 792. 5200
Del Mar Motel.....	858. 755. 1534
DoubleTree Hotel .....	858. 481. 5900
Holiday Inn Express.....	858. 350. 0101
L'Auberge Resort & Spa .....	858. 259. 1515
Marriott - Carmel Valley .....	858. 523. 1700
Morgan Run Resort & Club .....	858. 756. 2471
Rancho Valencia Resort .....	858. 756. 1123
The Inn at RSF.....	858. 756. 1131

## **Health and Fitness**

Curves for Women .....	858. 755. 9920
Del Mar Workout .....	858. 481. 6226
Frog's Club One .....	858. 792. 4008
LA Fitness Sports Club .....	760. 753. 5600
Paragon Club .....	858. 756. 2930
Personally Fit .....	858. 756. 5232

## **Movie Theatres**

AMC Wiegand Plaza 8 .....	760. 942. 5544
MovieFone .....	619. 444. 3456
UltraStar Del Mar Highlands 8 .....	858. 646. 9420
UltraStar Flower Hill 4 .....	858. 646. 9425

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# Rancho Santa Fe And Vicinity

## Description of Communities

According to the census data from 2000, the per capita income of Rancho Santa Fe was ranked the highest in the nation. The 92067 zip code was ranked second on Forbes list of most expensive zip codes for 2006, behind Sagaponack, New York. Despite this wealth, the area has a low profile and privacy is a prized feature.

The following communities are shown on the RSF and Vicinity Map created by First American Title. *The zip code of each community is 92067 unless otherwise noted.* In recent years, the U.S. Post Office created the 92091 zip code to facilitate mail delivery to outlying areas that are still within Rancho Santa Fe.

### **Bridges (92091)**

Guard-gated golf community of 235-265 home sites on 540 acres. Custom homes are from 6000-13,000 sq. ft. on ½-2 acre lots selling from \$4-8 million.

- The Villas (59) from 3000-3800 sq. ft. at \$2.3+ million
- The Cortiles (44) from 3500-4500 sq. ft. at \$3-4 million

An exclusive enclave, The Bridges was designed and constructed to preserve the natural beauty of its terrain. The community is centered around a championship golf course built by the Robert Trent Jones II Group and a 35,000 sq. ft. clubhouse, reminiscent of a centuries-old Tuscan village and winner of the prestigious Gold Nugget Award for Best Design. From 2003-2005, The Bridges hosted The Battle at the Bridges Golf Tournament, and millions watched as Tiger Woods and John Daly battled Phil Mickelson and Retief Goosen in an exciting best-ball team match.

#### School Information:

- Most of the homes are in the RSF Elementary & Middle School District with choice of Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy
- Small portion: Olivenhain Pioneer Elementary School (Encinitas Union School District), Diegueno Middle School, and choice of La Costa Canyon High School, San Dieguito Academy or Canyon Crest Academy

### **Cielo**

Guard-gated community of 528 home sites on 1740 acres. Vacant lots on 1+ acre start at \$700,000, and homes from 3700-8000 sq. ft. start at \$1.8 million.

Atop the highest coastal peaks in all of San Diego County, these properties reach elevations of over 1400 ft. with expansive views to the Pacific Ocean including the Coronado Islands, San Clemente Island, Lake Hodges, and Palomar Mountain. There is a Tuscan-style clubhouse, commercial village and fire station.

#### School Information:

- Older section is in RSF School District (RSF Elementary and Middle Schools) and San Dieguito Union H.S. District (Torrey Pines, San Dieguito Academy, Canyon Crest Academy)
- Section farther east is in the Escondido Union School District

## **Circo Diegueno**

38 homes from 3500-10,500 sq. ft. Homes are sitting on .66+ acres with prices ranging from \$2.3-\$3.5 million.

### School Information:

- Solana Santa Fe Elementary, Earl Warren Middle School,
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## **Collins Ranch (92130)**

Gated Torrey Highlands community of 52 homes from 3900-5600 sq. ft. with prices ranging from \$1.4-\$1.6 million. Accessed via Carmel Valley Road.

### School Information:

- Poway Schools:
  - 2007-2008 Sunset Hills Elementary
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Westview High School

## **Rancho Santa Fe Sales Comps**

The all-inclusive sales comparables compiled by First American Title Company can be accessed by real estate agents at [www.MichaelAndDiane.com](http://www.MichaelAndDiane.com). Please note that the RSF Comps include some high-end surrounding communities such as Rancho Glens, Rancho Pacifica, Santaluz, Senterra, and The Crosby.

In the comps, some of these communities are grouped together. For example:

### Rancho Digueno includes:

- Circo Diegueno
- Rancho Santa Fe Acres
- Roxbury Estates
- San Diegueno Hills
- Santa Fe Sur
- Santa Fe Vista
- Stonefield Estates
- Winland Hills

### Non-Covenant includes:

- Rancho Serena
- Via Del Charro
- A number of properties that are within the Covenant boundaries but never joined The Covenant and are not governed by Covenant rules and regulations
- Properties outside of The Covenant but not within a specific community, such as those off of Del Dios Highway

## The Covenant

Golf community of 1740 homes on 6200 acres. Homes range from 1700-15,000 sq. ft., priced at \$1.5-\$22+ million. Most lots are 2+ acres. There are 85 condos starting at \$800,000.

The Covenant refers to the original planned community of Rancho Santa Fe. At the center is a small village, library, civic center, school, community center, garden club, and the only hotel, The Inn at Rancho Santa Fe. Aesthetics and architecture within The Covenant are protected by an Art Jury. There is a lack of streetlights, sidewalks, and traffic lights, but an abundance of winding roads that slow traffic and contribute to a relaxed lifestyle.

Rancho Santa Fe is proud of its rich heritage and, in 1989, Rancho Santa Fe was designated as a State Historical Landmark. Originally an Indian rancheria, the land called "Rancho San Dieguito" was granted to Juan Maria Osuna, the mayor of San Diego in the mid-1800's. His family gradually sold off the land and, in 1906, a subsidiary of the Santa Fe Railway purchased all of the land to plant eucalyptus trees for use as railroad ties. When the trees proved unsuitable for ties, the Santa Fe Company hired architect Lillian Rice to plan and design a horse-oriented residential community. She favored the Spanish Colonial Revival style. In 1917, the completion of the Lake Hodges Dam brought water to the area, and construction began in 1922.

Rancho Santa Fe gained popularity between World War I and World War II. After the construction of the Del Mar Thoroughbred Club, Bing Crosby was one of the Ranch's "early settlers," hosting annual clambakes on the golf course at the Club.

The Covenant is the home of the Rancho Santa Fe Elementary and Middle Schools, highly-ranked public schools that are a big attraction for families.

Known for its horses, The Covenant features 45 miles of private riding/hiking trails, as well as the RSF Riding Club and Saddle Club. Some of the finest horse trainers in the country live here, and the area was the site for the equestrian events during the 1984 Olympics. Polo is a popular pastime.

Only residents of The Covenant are permitted to belong to the RSF Golf and Tennis Club, located in the heart of The Covenant and regarded as one of the premier golf venues in the western United States.

### School Information:

- Rancho Santa Fe Elementary, Rancho Santa Fe Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy



## **The Crosby (92127)**

Guard-gated golf community on 722 acres that is still under construction. There will be 443 homes, including 363 guest builder homes and 80 custom home sites. Lot size varies from .2 acres to 1.5 acres.

The Crosby has been selected as one of America's 100 Top Golf Communities for 2006 and 2007 by Travel and Leisure Golf Magazine. The championship course was designed by Schmidt-Curley and PGA standout, Fred Couples. Located on the site of Bing Crosby's original estate, the property includes a 35,000 sq. ft. clubhouse, swim and athletic club, tennis facility, and a 1.5 mile stretch of the "Coast to Crest Trail" along the San Dieguito River. Residents at Crosby have access from Del Dios Highway and from the back gate off of Camino Del Sur.

*Below is a summary of the housing opportunities within Crosby:*

- Custom homes are up to 6000 sq. ft. and \$4.5 million.
- Cancion by Hearthside Homes (32 homes) 3140-3700 sq. ft.  
Resales approximately \$1.6 million
- Coda by Davidson (30 homes) 4200-5200 sq. ft.  
Resales approximately \$2-\$2.3 million.
- El Encanto by California Cove (37 homes) 4000-5300 sq. ft.  
Resales approximately \$1.5-\$1.7 million
- Links by K. Hovnanian (30 homes) 4300-5500 sq. ft.  
Resales approximately \$1.8 million

*Now under construction:*

- Heritage Collection by Stonefield Communities (8 homes) approx. 4200-4600 sq. ft. and \$2.3 million
- John Laing townhomes: 70 units approximately 3000-3300 sq. ft. and \$1-\$1.6 million

*Coming 2007-2008:*

- Vintage Communities (attached homes) Coming in 2008
- John Laing single family homes coming late fall 2007. There will be 22 homes from 3100-3800 sq. ft. and approx. mid to high \$1 million

 School Information:

- Solana Santa Fe Elementary, Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Del Mar Country Club

Guard-gated golf community on 266 acres. There are 108 custom homes from 4000-10,000 sq. ft. and sales have ranged from \$2.5-\$7 million. Lot sizes range from ½ acre to 3+ acres.

The focal point of DMCC is a 50,000 sq. ft. clubhouse offering an immaculate Joseph Lee Golf Course, tennis courts, and Olympic pool. The architectural review committee has approved Mediterranean, Traditional, and Country French architecture.

### School Information:

- Solana Santa Fe Elementary School, Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Del Rayo Downs

Gated community of 65 Mediterranean-style patio homes, developed by Gene Klein in 1987, especially appealing to empty nesters and retired people. Lot size is approximately .2 acres. Ranging from 2500-4300 sq. ft., sale prices are \$1.5+ million.

### School Information:

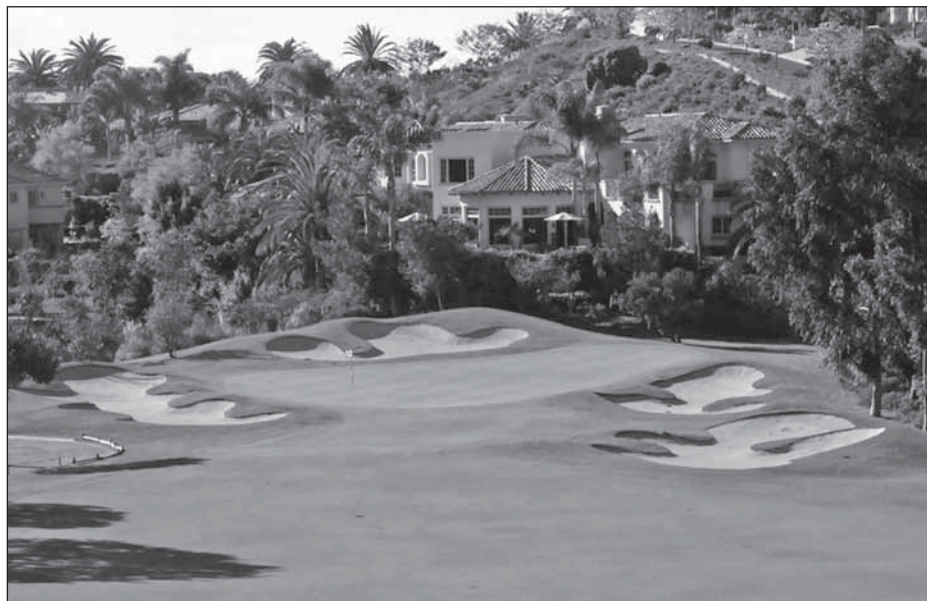
- Solana Santa Fe Elementary, Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Del Rayo Estates

Community of 23 magnificent estate sites, ranging from 8,000-17,000 sq. ft. and 2-12 acres. Sale prices are \$10+ million. Most homes are gated with stunning views.

### School Information:

- Solana Santa Fe Elementary, Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy



## **Del Sur (92127)**

Master-planned community which will ultimately include 3400 dwelling units with commercial, employment and office center, resort hotel, golf course, elementary and high school.

*At present, Del Sur consists of the following developments:*

- Alcalá: 83 homes ranging from 2400-2600 sq. ft. and \$650,000-\$950,000  
William Lyons Homes
- Avaron: Gated 59 homes ranging from 3900-4700 sq. ft. and \$1.4-\$1.9 million  
Standard Pacific
- Bridgewalk: 69 homes ranging from 1700-2000 sq. ft. and \$575,000-\$750,000  
Standard Pacific
- Cabrillo: 19 homes ranging from 2400-3000 sq. ft. and \$750,000-\$900,000  
Standard Pacific
- Cassero: 38 homes ranging from 2000-2700 sq. ft. and \$580,000-\$700,000  
Standard Pacific
- Gables Crossing: 29 homes from 4400-5600 sq. ft. and starting at \$1.9 million  
McCullough-Ames
- Kensington: 70 homes ranging from 2600-3200 sq. ft. and \$750,000-\$900,000  
Davidson
- Madeira: 78 homes ranging from 1700-2300 sq. ft. and \$600,000-\$850,000  
Shea

 School Information:

- Poway School District:
  - 2007-2008 Monterey Ridge Elementary
  - 2008-2009 Del Sur Elementary
  - 2007-2008 Oak Valley Middle School
  - 2007-2008 Mount Carmel High School
  - 2008-2010 Del Norte High School

## **Fairbanks Highlands (92130)**

Gated community of 92 homes (in Torrey Highlands) ranging from 3800-5800 sq. ft. on .7-4.0 acres with prices from \$1.8-\$2.5 million. Accessed via Carmel Valley Road.

 School Information:

- Poway Unified School District:
  - 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs Elementary)
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Westview High School

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## Fairbanks Ranch

Guard-gated community of 612 home sites on 1240 acres. Custom-built estates are on well-manicured lots range from 3500-16,000 sq. ft. with prices from \$1.7-\$16 million. Lot sizes are ½-10 acres.

Featured on "The Lifestyles of the Rich and Famous," this coveted community offers a lakeside clubhouse, tennis courts, forty acres of open space, a 17-acre equestrian center with a 27-stall barn, 2 lakes, and miles of walking trails. Originally developed by screen idols, Douglass Fairbanks and Mary Pickford, it was developer Ray Watt who subdivided the land and started selling sites in 1981.

 School Information:

- Solana Santa Fe Elementary School, Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Groves

Gated community of 44 homes nestled among orange groves and hilly terrain. Homes are 4000-5500 sq. ft. with lot sizes from 1-3 acres, and prices in the \$2+ million range.

 School Information:

- Most homes are in the RSF Elementary & Middle School Districts, with choice of Torrey Pines, San Dieguito Academy, & Canyon Crest Academy but a few are in the Encinitas Union School District (Olivenhain Pioneer), Diegueno Middle School, and choice of La Costa Canyon High School, San Dieguito Academy, and Canyon Crest Academy.

## Hacienda

Older subdivision of 134 homes (built in the 1970's and 80's) with a rural feel and lot sizes between 1-3 acres. Homes are 2500-6000 sq. ft., ranging from \$1.5-\$2.5 million. Located on the eastern end of Rancho Santa Fe off Del Dios Highway.

 School Information:

- Solana Santa Fe Elementary, Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Lakes (92127)

Guard-gated community of 373 lots that will be up to 1+ acres. 357 will be homes, with the remainder allocated for senior housing/assisted living. In addition, there will be 3 large lakes, walking trails with bridges and streams, and low lights, keeping the rural feel. Access will be from the Crosby main gate and from Camino Del Sur. The developer, Lennar, will begin by building 33 homes ranging from 4000-5000 sq. ft. and priced at \$2+ million. Estimated completion of The Lakes is 2009.

 School Information: Poway School District

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## Las Villas (92024)

Gated community of 10 homes next to The Bridges. Homes are approximately 5,000-7,000 sq. ft. and sell in the \$2.5+ million range. Lots are 1+ acres.

 School Information:

- Olivenhain Pioneer Elementary (Encinitas Union Elementary School District)
- Diegueno Middle School
- La Costa Canyon High School, San Dieguito Academy, and Canyon Crest Academy

## Mirasol (92127)

Gated 50 homes ranging from 2889-5117 sq. ft. and price ranges from \$960,000-\$1,600,000. Lot sizes are up to .72 acre. Located outside of Santaluz.

 School Information:

- Poway School District
- 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs)
- 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Mt. Carmel High School.

## Montecito

Gated community of 36 homes, ranging from 2200-3000 sq. ft. and selling in the \$1.2+ million range. Builder Ray Watt and architect Buzzard-Henning designed these smaller Spanish Mediterranean homes on .2 acre lots for singles and retired couples in the mid-1980's.

 School Information:

- Solana Santa Fe Elementary School, Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Polo Club (92014)

Gated community of 55 homes ranging from 2800-3200 sq. ft. with prices from \$1.5-\$2 million.

 School Information:

- Elementary Schools: Solana Vista (K-3) and Skyline grades (4-6) or Solana Santa Fe
- Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Rancho Del Lago

Guard-gated community of 43 larger estates, up to 20,000 sq. ft, ranging from \$4-\$17 million. Lot sizes are 4+ acres.

 School Information:

- Rancho Santa Fe Elementary, Rancho Santa Fe Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

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## Rancho Del Rio

Community of 71 homes built from the mid-1960's to the early 1980's. Ranging in size from 2500-4500 sq. ft., lots are on 1-3 acres and sale prices range from \$1.5-\$2 million. Located off Del Dios Highway.

 School Information:

- Solana Santa Fe Elementary, Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Rancho Farms Estates

Gated community of 36 homes built in the late '90's, ranging from 4500-6500 sq. ft. on lots of 1.5-3 acres and priced \$2.6-\$3.5 million.

 School Information:

- Solana Santa Fe Elementary, Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Rancho Glens (92130)

Gated community of 29 homes ranging from 3700-8000 sq. ft. on 1-2 acres with prices from \$1.9-\$2.2 million.

 School Information:

- Sycamore Ridge Elementary School
- Carmel Valley Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Rancho La Cima

Guard-gated community of 26 mostly Mediterranean-style homes, built primarily in the mid-80's or early '90's. Ranging from 5000-11,000 sq. ft., lots are 2+ acres and prices are from \$2.5-\$6 million.

 School Information:

- Rancho Santa Fe Elementary and Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Rancho Pacifica (92130)

Guard-gated community of 146 home sites (.3-1+ acres) with homes that range in size from 5,000-14,000 sq. ft. and sale prices from \$2.6-\$10 million. These are newer, custom homes located high atop a hill off of San Dieguito Road, many with commanding views.

 School Information:

- Solana Beach Elementary School District: Solana Vista (K-3) and Skyline (4-6)
- Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

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## **Rancho Santa Fe Acres**

Community of 15 homes on 2-5 acre lots selling from \$4-\$9 million. The homes on El Rodeo are accessed through a separate gate.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## **Rancho Santa Fe Farms**

Guard-gated golf community of 95 homes, ranging from 5000-8000 sq. ft., with prices in the \$2.5-\$5 million range. Lot sizes are ½ acre-1 acre.

Built around the Rancho Santa Fe Farms Golf Course, designed by Peter Dye and redesigned by Tom Lehman, this 127-acre, 6960 yard course is one of the most exclusive championship country clubs, attracting prestigious members who require privacy.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## **Rancho Santa Fe Lakes**

Gated community of 39 homes from 4000-5500 sq. ft. on 1-1.5 acre lots selling for \$2+ million. Located near the corner of Carmel Valley Road and Rancho Santa Fe Farms Road.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## **Rancho Santa Fe Meadows**

Gated community of 15 homes ranging in size from 2,300-11,000 sq. ft. on 2-4 acres selling from \$3-\$5 million. Located off of El Apajo and Via de Santa Fe.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

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## Rancho Serena

Community of 12 homes from 2500-5000 sq. ft. on ½ acre – 2 acre lots valued at \$1.5+ million. Located on the western side of Rancho Santa Fe, not in The Covenant.

 School Information:

- Solana Beach School District: Solana Vista (K-3) Skyline (4-6)
- Earl Warren Middle School
- Torrey Pines High School, San Dieguito Academy, Torrey Pines High School

## Rancho Valencia

Community of 30 home sites, from 5000-7000 sq. ft. on 1 acre lots starting at \$3+ million. This development is part of the Rancho Valencia Resort and Spa, which has been named among the top 10 U.S. resorts by "Zagat Survey" and "Tennis Magazine." In addition to its highly respected restaurant, the resort's 65 acres include 43 guest casitas, 18 championship tennis courts, and a time-share development.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## River Estates

Gated community of 14 home sites built along the San Dieguito River, bordered by 25 acres of open space wildlife preserve, Chino Farms, and the Morgan Run golf course. Homes range from 9000-12,000 sq. ft., are set on 1+ acres, and range in price from \$4.5 - \$7 million. Master-minded by builder, Jim Ford, Inc., this development is within walking distance of Horizon Prep, Nativity School, and the local grade school.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## Roxbury Estates

Gated community of 8 custom homes built by developer Greg Bacino with Siena Pacific, LLC, ranging from 13,000 to over 23,000 sq. ft. Each home offers state of the art technology, home theaters, and private master suites with private spas. List prices range from \$9,500,000-\$22,000,000.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines High School, San Dieguito Academy, and Canyon Crest Academy

## San Diegueno Hills

Gated community of 51 homes ranging from 2000-7500 sq. ft. on .8-8.0 acre lots with price ranges from \$1.5-\$3 million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## Santa Fe Hills (92127)

Community of 31 homes ranging from 850-7200 sq. ft. and recent sales priced at \$1+ million. Located directly east of The Covenant and west of Del Sur.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## Santa Fe Sur

38 homes ranging from 2600-7000 sq. ft. on 1-4 acres with prices from \$2-\$4 million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## Santa Fe Vista

19 homes ranging from 3000-10,000 sq. ft. on 1-3 acres with prices from \$1.8-\$3.5 million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy



## **Santaluz (92127)**

Guard-gated golf community of 942 home sites on 4000 acres east of Rancho Santa Fe. There are 1,000 acres of open space with dramatic ridgelines, deep ravines, and gentle hillsides. The density is the same as the RSF Covenant (1 home per 4 acres). The landscape is natural, native California. The hub of the development is an 11-acre village green, 19,000 sq. ft. community building, including a gymnasium, a multi-purpose room, workout facilities, pool, and café. Nearby, there are 6 tennis courts, a 35,000 sq. ft. clubhouse, and a private 250-acre Rees Jones golf course with 400-foot fairways. In addition to custom homes, there are numerous communities listed below.

*The choice of homes within Santaluz include:*

- Custom homes – 73 ranging from 3500-11,000 sq. ft. on .5-2+ acres, with prices from \$1.2-\$7.5 million.
- Casitas – 80 homes from 2100-2600 sq. ft. from \$985,000-\$1,300,00
- Davidson – 71 homes from 3800-4800 sq. ft. from \$1.3-\$2.1 million
- Garden Homes – 63 homes from 3300-4200 sq. ft. from \$1.3-\$1.5 million
- Haciendas Sur – 49 homes from 3200-3800 sq. ft. from \$1.4-\$1.8 million
- Posadas – 49 homes from 4800-5500 sq. ft. from \$1.9-\$2.7 million
- Sentinels – 80 homes from 2300-2900 sq. ft. from \$1.2-\$1.7 million
- Spanish Bungalows – 64 homes from 2700-3600 sq. ft. from \$985,000-\$1,500,000
- Warmington – 65 homes from 3800-4800 sq. ft. from \$1.2-\$1.6 million

 School Information:

- Poway School District, including:
  - 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs Elementary)
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Mt. Carmel High School.

## **Santa Monica (92127)**

Gated community located outside of Santaluz and divided into two sections:

- Colrich @ Santa Monica – 97 homes from 3330-5500 sq. ft. and \$1.1+ million.
- The Ranch @ Santa Monica – 43 homes from 3800-5500 sq. ft. and \$1.5-\$1.7 million.

 School Information:

- Poway School District, including:
  - 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs Elementary)
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Mt. Carmel High School

## **Senterra (92130)**

Gated community of 162 homes, ranging from 2300-3600 sq. ft., selling for \$950,000-\$2+ million. Construction of these Spanish Mediterranean residences began in 1986, and each section has its own pool/spa area. The lower section is the elite series. Senterra is the largest of the three "Villages of Rancho Santa Fe" built by Ray Watt and designed by Ross Sutherland. The other two villages were intended for singles and retired couples, so these were built for families.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## **South Pointe Farms**

Gated community of 52 home sites, partially in the Covenant (with RSF Schools) and partially outside the Covenant (with Encinitas Schools). There are 15 Covenant and 37 non-Covenant sites. Homes range from 2800-9500 sq. ft., lots are 2-6 acres and recent home sales range from \$2.3-\$3.5 million.

## **Spyglass**

Guard-gated community of 15 homes is accessed through Rancho Santa Fe Farms. Large estates range from 11,000-14,000 sq. ft. Sale prices are \$5+ million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## **Stonebridge**

Gated community of 52 custom homes ranging from 4000-14,000 sq. ft. Lots are 2-3 acres and, with very few sales, the sole sale in 2006 was \$3,350,000. Located on the western boundary of RSF, this area is distinguished by ocean views and immediate access to the San Elijo Lagoon and wildlife preserve.

 School Information:

- Solana Vista (K-3)/Skyline (4-6) Elementary Schools
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## **Stonefield Estates**

Gated 15 homes ranging from 6100-8500 sq. ft. on 1 acre lots with prices from \$2.5-\$6 million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

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## **Stratford (92130)**

Gated community with English Tudor/Country French single-story homes. Ranging from 2,600-3,400 sq. ft., prices are \$1.3-\$1.9 million. Built as late as 1984, there are five plans and are particularly appealing to singles, couples and retired persons. The exercise room and spa are maintained with homeowners' association dues.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## **Summit**

Gated community of 23 homes in the 9000 sq. ft. range with prices for \$3.3+ million. There is a requirement of a minimum 5,000 sq. ft. of building per home site. Located off of Del Dios Highway.

 School Information:

- Rancho Santa Fe Elementary, Rancho Santa Fe Middle School
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## **Sycamore Walk (92127)**

Community of 120 condos ranging from 600-1900 sq. ft. Built by The Olson Company in 2003, these homes were purchased only by buyers who qualified for San Diego "affordable housing." Individuals with incomes under \$35,000 and families with incomes under \$51,000 purchased homes from \$120,000-\$600,000. Located outside of Santaluz.

 School Information:

- Poway School District, including:
  - 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs)
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Mt. Carmel High School

## **Tuscan Estates**

Gated community of 9 estates, ranging from 10,000-22,000 sq. ft., lot sizes of 2-5 acres, and home prices ranging from \$3.5-\$12 million. Built by Jim Sylvester, the community features authentic Tuscan architecture.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

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## Verrazzano (92127)

218 homes (and some condos) ranging from 2500-3800 sq. ft. with prices from \$890,000-\$1,200,000. Located outside of Santaluz.

 School Information:

- Poway School District, including:
  - 2007-2008 Sunset Hills Elementary (unless already at Adobe Bluffs)
  - 2008-2009 Willow Grove Elementary
- Black Mountain Middle School
- Mt. Carmel High School

## Via Del Charro

Community of 33 homes ranging from 2500-10,000+ sq. ft. on lots of 2-5 acres with prices from \$3.5-\$5 million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## Whispering Palms (92091)

Golf community of 554 single family residences, including 344 condos ranging in price from \$725,000-\$1 million and 210 homes on .25 acre lots with prices of \$1-\$2 million.

Developed in the early '60's by developer Richard Cavanaugh, the area is built around the private Morgan Run Resort and Club featuring golf, tennis, and restaurant facilities. The only gated section is Alcalá, a condominium complex.

 School Information: within the Solana Beach School District

- Solana Santa Fe or Solana Vista (K-3)/Skyline (4-6) Elementary Schools
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy

## Winland Hills

One street off of San Dieguito Road that winds upward with larger estates valued at \$4+ million.

 School Information:

- Solana Santa Fe Elementary
- Earl Warren Middle
- Torrey Pines, San Dieguito Academy, and Canyon Crest Academy