

\$1,489,000 - 1105 Catania Court 203, Encinitas

MLS® #NDP2605313

\$1,489,000

2 Bedroom, 2.00 Bathroom, 1,057 sqft
Residential

Fox Point Farms, Encinitas, CA

Built in December 2025, this brand new Fox Point Farms second floor residence offers the ease of single-level living with 2 oversized bedrooms (one on each side of the home), 2 bathrooms, and a spacious 2-car garage with 2 storage racks! There is no unit above or to the right side of the primary suite. Owner has an additional parking permit for guest parking. Just under 2 mi to Encinitas beaches in a quick 10 min bike ride or tee off across the street at Encinitas Ranch Golf course where Encinitas residents get priority booking for tee times! Designed with both comfort and style in mind, the open-concept floor plan is filled with west-facing natural light and features luxury vinyl plank flooring throughout, recessed lighting, rewiring for ceiling fans, custom window coverings, upgraded soft-close cabinetry, quartz countertops, matte black fixtures, and owned solar. The coastal contemporary kitchen is the heart of the home, showcasing an oversized center island, apron-front sink, touchless matte black faucet, white shaker cabinetry, premium KitchenAid appliances, and ample space for casual dining and entertaining. The kitchen flows seamlessly into the inviting great room, where large west-facing sliding glass doors open to a private balcony perfect for enjoying ocean breezes, al fresco dining, or relaxing at sunset. The thoughtfully designed split-bedroom layout offers privacy and functionality. The spacious primary suite on the right side of the home features a large walk-in closet and en-suite



bath, while the generously sized secondary bedroom on the left side of the home,

Built in 2025

Essential Information

MLS® #	NDP2605313
Price	\$1,489,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1105 Catania Court 203
Area	ENCINITAS (92024)
Subdivision	Fox Point Farms
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Utilities	Electricity Connected
Parking Spaces	2
# of Garages	2
View	Courtyard,Neighborhood
Has Pool	Yes
Pool	Below Ground,Community/Common,Association,Fenced

Interior

Interior Features	Home Automation System,Living Room Balcony,Recessed Lighting
Appliances	Dishwasher,Disposal,Microwave,Refrigerator,Water Softener,Convection Oven,Self Cleaning Oven,Vented Exhaust Fan,Water Line to Refr,Gas Range

Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Curbs,Easement Access,Sidewalks
Construction	Frame

School Information

District	San Dieguito High School Distric
----------	----------------------------------

Fees

HOA Fees	\$483
HOA Frequency	Monthly
Mello Roos	\$1,186
Total Fees	\$581

Additional Information

Date Listed	June 3rd, 2026
Days on Market	96
Zoning	R-1: SINGL
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 14th, 2026 at 6:24am PDT