

\$22,880,000 - 1230 Neptune Ave, Encinitas

MLS® #260017585

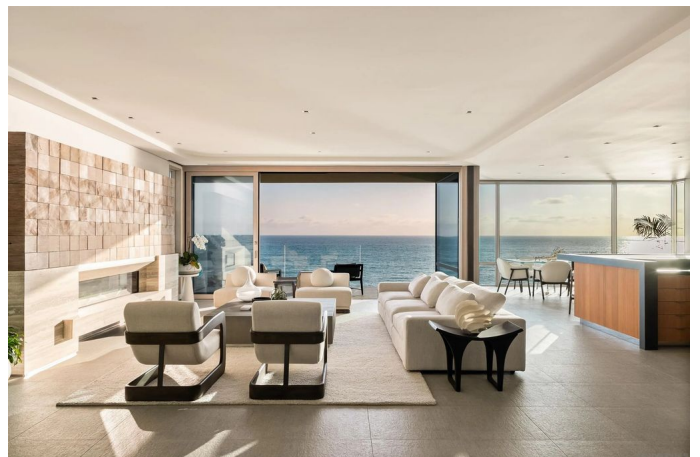
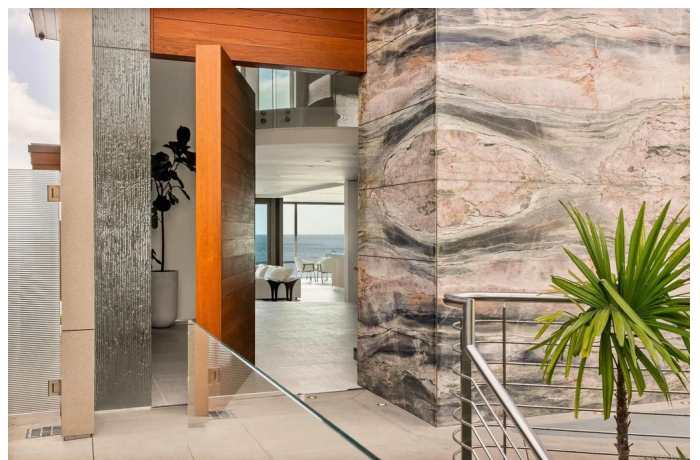
\$22,880,000

4 Bedroom, 7.00 Bathroom, 7,089 sqft

Residential on 0.23 Acres

Moonlight Beach, Encinitas, CA

A Coastal Masterpiece, this luxury estate represents the final chapter of California's golden age of coastal development. Over a quarter-century in the making, this site was selected for its exceptional bluff positioning 65 feet above the water, offering a unique vantage point unlike any other delivering views superior to properties directly on the waterline. The architectural narrative unfolds through a dramatic multi-story entry, where an 800-pound pivot door yields to the unfurling of an endless ocean view. A commercial grade elevator provides seamless vertical integration to all four floors, while walls of glass and steel frame infinity views of the Pacific from La Jolla to Dana Point. Along the private direct beach access sit bluff side terraces; private sanctuaries positioned 30 feet above the water. Three Tesla Powerwalls anchor a comprehensive energy management system, while 44 solar panels ensure sustainable operation of the integrated Savant home automation system. The entertainment spaces include a state of the art theater featuring a 15 foot microLED video wall anchoring the media room additionally complemented by wellness amenities including a private gymnasium, sauna, and temperature-controlled walk in wine cellar. The primary suite crowns the residence with a deck inspired by a mega yacht's bow wrapped in rainforest teak floating above the Pacific Ocean. Built under a 2008 coastal permit that preceded transformative 2012 sea level rise regulations, this



opportunity represents an unrepeatable opportunity that is, quite literally the first and last of its kind.

Built in 2023

Essential Information

MLS® #	260017585
Price	\$22,880,000
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	7,089
Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Contemporary,Custom Built
Status	Active

Community Information

Address	1230 Neptune Ave
Area	ENCINITAS (92024)
Subdivision	Moonlight Beach
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Utilities	Cable Connected,Electricity Connected	Connected,Sewer	Connected,Water
Parking Spaces	4		
Parking	Attached		
# of Garages	2		
View	Bluff,Coastline,Ocean,Panoramic,Panoramic Ocean		
Is Waterfront	Yes		
Pool	N/K		

Interior

Interior Features	Balcony,Bar,Bathtub,Built-Ins,High Ceilings (9 Feet+),Home Automation System,Kitchen Island,Living Room Balcony,Open Floor Plan,Sump Pump,Two Story Ceilings,Wet Bar
Appliances	Dishwasher,Disposal,Dryer,Microwave,Pool/Spa/Equipment,Refrigerator ,Solar Panels,Washer,Water Filtration,Water Softener,Double Oven,Freezer,Grill,Vented Exhaust Fan,Warmer Oven Drawer,Electric Cooking
Heating	Forced Air Unit
Cooling	Central Forced Air,Zoned Area(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric,FP in Family Room,FP in Primary BR,Game Room,Two Way
# of Stories	4
Stories	4 Story

Exterior

Roof	Composition
Construction	Wood/Stucco,Stone Veneer

Fees

Other Fees	\$0
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Additional Information

Date Listed	July 20th, 2026
Days on Market	16
Listing Office	Compass

Listing Details

Listing Office	Compass
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Listing information last updated on September 12th, 2026 at 11:09pm PDT