

\$4,695,000 - 1259 Berryman Canyon Lot 9, Encinitas

MLS® #250044051

\$4,695,000

5 Bedroom, 6.00 Bathroom, 5,132 sqft

Residential

Enclave, Encinitas, CA

Welcome to 1259 Berryman, a modern coastal retreat in The Enclave, a private community of only 19 distinguished homes in Encinitas. Ideally located minutes to beaches, downtown, shopping, and dining, this property offers privacy and convenience. Set on a flat, 0.51-acre lot, the home features seamless indoor/outdoor living with a south-facing backyard that includes a pool & spa with automatic cover, putting green, outdoor shower, covered kitchen with BBQ + Green Egg grill, fireplace, TV, and a charming playhouse. The 5BR/5.5BA floor plan lives like a single level with dual primary suites—one on the main level and another upstairs—plus an attached ADU with private entry, kitchen, bedroom, and family room. Interiors are enhanced with over \$175K in custom lighting, a La Cantina screen door, temperature-controlled wine room, and designer finishes throughout. Additional upgrades include Thermador appliances, Lutron lighting controls, motorized shades, custom drapery, soundproof windows, epoxy garage with EV rough-in, owned solar, and full smart-home integration. A rare blend of coastal convenience, thoughtful design, and resort-style amenities.



Built in 2020

Essential Information

MLS® #

250044051

Price	\$4,695,000
Sold Price	\$4,500,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,132
Year Built	2020
Type	Residential
Sub-Type	Detached
Status	Closed

Community Information

Address	1259 Berryman Canyon Lot 9
Area	ENCINITAS (92024)
Subdivision	Enclave
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Parking Spaces	6
Parking	Attached
# of Garages	3
Has Pool	Yes
Pool	Below Ground,Private

Interior

Appliances	Dishwasher,Dryer,Garage Door Opener,Pool/Spa/Equipment,Range/Oven,Refrigerator,Shed(s),Washer, Freezer,Barbecue,Built-In,Counter Top
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Family Room
Stories	2 Story

Exterior

Roof	Other/Remarks
Construction	Stucco

School Information

District	San Dieguito High School Distric
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Additional Information

Date Listed	November 14th, 2025
Date Sold	January 12th, 2026
Days on Market	31
Listing Office	Compass

Listing Details

Listing Office	Compass
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