

\$4,495,000 - 1331 Berryman, Encinitas

MLS® #NDP2609038

\$4,495,000

4 Bedroom, 4.00 Bathroom, 5,064 sqft

Residential on 1.31 Acres

Encinitas, Encinitas, CA

Living like a single level on approximately 1.31 acres, this 5,064-square-foot bespoke residence offers four bedrooms and three-and-a-half baths, with interiors thoughtfully curated by Design by HOD and custom-built by Ironside. Sophisticated and richly layered, the interiors balance warm, organic materials with moodier, more dramatic moments. Black raked plaster walls, Phillip Jeffries wall treatments, real wood parquet ceiling accents, Visual Comfort lighting and refined brass finishes create striking contrast and natural textures. A dramatic vintage-inspired black Marmorino plaster fireplace anchors the main living space, while floor-to-ceiling walls of glass create a seamless connection to the outdoor living areas. The chefs kitchen features Fisher & Paykel appliances and opens to generously scaled spaces designed for effortless entertaining. A spa-inspired primary suite, spacious secondary bedrooms and flexible living areas bring together elevated design and everyday livability. Outside, more than an acre offers exceptional privacy and an extraordinary canvas for a resort-style setting, gardens and entertaining spaces. *Outdoor pool and landscaping digitally enhanced and AI-generated.*



Built in 2026

Essential Information

MLS® #	NDP2609038
Price	\$4,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,064
Acres	1.31
Year Built	2026
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1331 Berryman
Area	ENCINITAS (92024)
Subdivision	Encinitas
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Parking Spaces	4
Parking	Garage - Two Door
# of Garages	2
View	Valley/Canyon
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Microwave,Refrigerator,Freezer,Ice Maker
Cooling	Central Forced Air,Zoned Area(s)
Fireplace	Yes
Fireplaces	Electric,Great Room
# of Stories	2
Stories	1 Story

Exterior

Lot Description	Curbs
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Fees

Mello Roos	\$122
Total Fees	\$10

Additional Information

Date Listed	September 29th, 2026
Days on Market	4
Zoning	R-1:SINGLE
Listing Office	Compass

Listing Details

Listing Office	Compass
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Listing information last updated on October 3rd, 2026 at 6:39am PDT