

\$4,000,000 - 163 La Costa Avenue, Encinitas

MLS® #NDP2609369

\$4,000,000

2 Bedroom, 2.00 Bathroom, 2,012 sqft

Residential on 0.80 Acres

Leucadia, Encinitas, CA

A rare expanse of usable coastal land, with the space to create something exceptional. Set west of I-5 in Encinitas, just one block from the water, these two legal parcels encompass approximately 0.80 acres of flat, usable land with R3 zoning, an existing approximately 2,000 square foot residence, and an ADU. The combination of location, generous acreage, and flexibility offers compelling possibilities for a private estate, a multigenerational compound, or future development. For those envisioning a personal coastal retreat, the grounds offer room to explore a substantial main residence, an ADU and Junior ADU, a pool, landscaped gardens, an outdoor kitchen, and a pickleball court, subject to applicable approvals. Thoughtfully designed upper levels may capture western ocean views, while the expansive site provides space for privacy and outdoor living that is increasingly difficult to find this close to the coast. For a developer, the two legal parcels present the opportunity to explore two separate luxury residences, with any additional density or potential SB 9 strategy subject to City approval. The existing residence and ADU offer flexibility while future plans take shape, whether occupied, rented, or used during the planning and permitting process. The proposed La Costa pedestrian walkway further enhances access to Highway 101, nearby beaches, Alila Marea Beach Resort, and the restaurants, and boutiques that make this stretch of coastline so desirable. Whether the vision is a private estate



surrounded by gardens, a coastal compound
for generations to enjoy, or a collectio

Built in 1953

Essential Information

MLS® #	NDP2609369
Price	\$4,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,012
Acres	0.80
Year Built	1953
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	163 La Costa Avenue
Area	ENCINITAS (92024)
Subdivision	Leucadia
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	N/K

Interior

Cooling	N/K
Fireplace	Yes
Fireplaces	FP in Living Room
# of Stories	2
Stories	2 Story

School Information

District San Dieguito High School Distric

Additional Information

Date Listed October 8th, 2026
Days on Market 2
Zoning R3
Listing Office Compass

Listing Details

Listing Office Compass

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Listing information last updated on October 9th, 2026 at 1:25am PDT