

\$1,895,000 - 3703 Manchester 1, Encinitas

MLS® #250043278

\$1,895,000

Bedroom, Bathroom,
Land on 1.27 Acres

Olivenhain, Encinitas, CA

South Coast Commercial is pleased to present 3703 Manchester Avenue, a dual-parcel residential development opportunity in Encinitas, California. Totaling 1.27 acres, the offering includes Parcel 2 with 85% complete plans for a 4,318-square-foot residence and Parcel 1 with preliminary layouts featuring a 1,200-square-foot ADU. Both parcels have completed engineering for sewer and water connections, with additional utilities available from the surrounding subdivision. The site is positioned to leverage California's updated ADU and JADU legislation, allowing multiple dwellings per lot and expanding development potential.

Essential Information

MLS® #	250043278
Price	\$1,895,000
Acres	1.27
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	3703 Manchester 1
Area	ENCINITAS (92024)
Subdivision	Olivenhain
City	Encinitas
County	San Diego



State	CA
Zip Code	92024

Amenities

Utilities	Electric
Has Pool	Yes

Interior

Fireplace	Yes
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School Information

District	San Dieguito High School Distric
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Fees

Other Fees	\$0
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Additional Information

Days on Market	274
Zoning	RR-2
Listing Office	South Coast Commercial, Inc.

Listing Details

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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

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