

\$1,550,000 - 387 1/2 Ocean View Ave, Encinitas

MLS® #260013275

\$1,550,000

2 Bedroom, 2.00 Bathroom, 1,356 sqft

Residential

Encinitas, Encinitas, CA

West of the freeway in Encinitas, the day starts before the alarm. Wax up, walk to the break, beat the crowd home for coffee in the yard. This is the kind of pocket you do not stumble into by accident. The streets here have texture, the houses have history, and the lots got drawn up long before anyone started worrying about maximizing density. The home itself keeps things simple at 1,356 square feet across two bedrooms and two baths. Outside is where this property really shows its hand. Over 16,000 square feet of land west of the 5 is rare air, and the slope down toward the freeway gives you a sense of openness most lots around here will never have. Room for a garden, a board shed, a project truck, terraced decks that catch the afternoon light, or whatever the good life looks like from your driveway. The 2nd bedroom and bath have 2 access points: an exterior door and the garage. This one is not turnkey, and that is the point. You have a running head start with a home you can move into and have the opportunity to make this property your own over time. The bones, the location, and the dirt are the gift. The rest is yours to shape. Bring an architect, bring some patience, and build something worth keeping. Homes on lots like this trade hands once in a generation. Come walk it before someone else writes the next chapter.

Built in 1945



Essential Information

MLS® #	260013275
Price	\$1,550,000
Sold Price	\$1,550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Year Built	1945
Type	Residential
Sub-Type	Detached
Status	Closed

Community Information

Address	387 1/2 Ocean View Ave
Area	ENCINITAS (92024)
Subdivision	Encinitas
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Parking Spaces	4
Parking	Attached
# of Garages	2
View	Ocean,Peek-A-Boo
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Dryer,Garage Opener,Microwave,Refrigerator,Washer,Electric Stove,Counter Top	Door
Heating	Fireplace,Forced Air Unit	
Cooling	N/K	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	FP in Living Room	
Stories	2 Story	

Exterior

Roof	Composition
Construction	Stucco

School Information

District	San Dieguito High School Distric
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Additional Information

Date Listed	June 1st, 2026
Date Sold	July 9th, 2026
Days on Market	14
Listing Office	Compass

Listing Details

Listing Office	Compass
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