

\$2,995,000 - 398 Andrew Avenue, Encinitas

MLS® #NDP2607263

\$2,995,000

3 Bedroom, 3.00 Bathroom, 3,121 sqft

Residential on 0.30 Acres

Leucadia, Encinitas, CA

Discover a rare slice of coastal paradise in the heart of Leucadia, Encinitas' beloved beachside enclave. Set on a peaceful cul-de-sac street, this two-story coastal home has room to breathe, on a level, third-acre lot just west of I-5. There's even room to add a guest house or ADU. With 3,121 square feet, this is one of the larger homes in the neighborhood, offering three bedrooms downstairs plus a family room and game room that flex to fit your life: home gym, media room, playroom, or guest space. Owned solar and upgraded dual-paned French doors deliver comfort, quiet, and lower energy bills year-round. The entire upper level is built for entertaining. A light and bright open kitchen, bar, dining, and living space flows onto an extensive wraparound deck with peek ocean and sunset views, so the party and the coastal air are never more than a few steps away. Outside, the fenced backyard is level and private, with room to relax, entertain, or add a pool. The terraced side yard features a small vegetable garden with room to grow. A two-car attached garage offers EV charging and extra storage, and the circular driveway parks four more cars. Explore the trails at nearby Batiquitos Lagoon or bike to Grandview, the closest of the area's renowned surf beaches, along with Beacons and Swami's. Moonlight Beach and Encinitas Ranch Golf Course are minutes away. Renowned restaurants, cafs, and boutique shopping are part of the rhythm here, served by acclaimed schools. Come feel



the good vibes, and make coastal Leucadia yours.

Built in 1990

Essential Information

MLS® #	NDP2607263
Price	\$2,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,121
Acres	0.30
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Custom Built
Status	Active

Community Information

Address	398 Andrew Avenue
Area	ENCINITAS (92024)
Subdivision	Leucadia
City	Encinitas
County	San Diego
State	CA
Zip Code	92024

Amenities

Utilities	Cable Available,Electricity Connected
Parking Spaces	6
Parking	Garage - Single Door,Garage Door Opener
# of Garages	2
View	Neighborhood,Trees/Woods
Pool	N/K

Interior

Interior Features	Bar,Living Room Deck Attached,Pantry
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Appliances	Dishwasher, Disposal, Dryer, Solar Panels, Washer, Water Softener, Gas Stove, Water Line to Refr
Heating	Forced Air Unit
Cooling	N/K
Fireplace	Yes
Fireplaces	FP in Living Room, Gas, Gas Starter, Great Room
# of Stories	2
Stories	Split Level

Exterior

Lot Description	Landscaped
Roof	Asphalt

School Information

District	San Dieguito High School Distric
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Additional Information

Date Listed	August 2nd, 2026
Days on Market	65
Zoning	R-1
Listing Office	Willis Allen Real Estate

Listing Details

Listing Office	Willis Allen Real Estate
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