

\$3,499,000 - 1327 Neptune Avenue,

MLS® #NDP2401442

\$3,499,000

0 Bedroom, 0.00 Bathroom,
Residential Income on 0 Acres

Leucadia Beach, , CA

This classic beach house with new guest house boasts a prime location, breathtaking ocean views, and plenty of good vibes. Located on Neptune, between Beacons and Grandview Beaches this home exudes coastal charm and the Leucadia lifestyle that locals covet! This is two homes on one lot, both with ocean views from every level and separate rooftop decks! The original front house has three bedrooms, two and a half baths, an enclosed porch and second floor sunroom. Perched above the street you'll enjoy ocean views from all the living areas- Kitchen, Dining Room, Family Room and the primary suite on the second level! With owned solar and water filtration systems/soft water! A shady back patio is perfect for outdoor dining, entertaining and a break from the sunshine on hot summer afternoons. And no beach house is complete without an outdoor shower for rinsing off feet and leaving the beach sand at the door! The guest house (ADU- built in 2023) has two bedrooms and two full baths, beautiful wood floors, custom tile-work, stackable laundry, mini split A/C, and stylish fixtures and finishes. It also has ocean views from the living area. Both homes offer large rooftop decks with 360 degree views, perfect for enjoying the sunset over the water or multiple fireworks shows on the Fourth of July. Each home offers sweet spots to relax and listen to the crashing waves. From the front porch you can watch passerby's walk, skate, jog and bike down this iconic street. And although you'll feel a world away,



you're just a few short blocks to great eateries,
markets, coffee shops and galleries on

Additional Information

County	San Diego
Zip	92024
MLS® #	NDP2401442
Lot Size	0.14
Neighborhood	ENCINITAS (92024)

Listing Details

Provided By: Coldwell Banker Realty

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