

THE ENCINITAS 5



1502-1570 CHRISTINA PL. ENCINITAS, CA. 92024

Welcome to a rare development opportunity to build five brand-new custom homes in one of Encinitas' most desirable neighborhoods on nearly five acres of land. The property includes a recorded subdivision map, survey, and soils report, with building plans and permit applications for three of the five homes already submitted to the City of Encinitas.

The proposed residences feature contemporary two-story floor plans with four bedrooms plus a detached one-bedroom ADU. Thoughtfully designed to follow the natural contours of the land, the homes are intended to minimize grading costs while maximizing the surrounding open-space setting. The architectural design incorporates multiple outdoor courtyards, sunken gathering areas, and a natural coastal aesthetic that complements the landscape.

The five generously sized homesites range from approximately 27,400 to 53,500 square feet, offering exceptional privacy, scenic open-space vistas, and bay views. Ideally located just minutes from Moonlight Beach, Swami's Beach, the Coaster Station, and the shops and restaurants of downtown Encinitas, this is an outstanding opportunity in a highly sought-after coastal community.

The site still requires grading and final city approvals. The seller prefers that the buyer assume the project and continue working with the architect to complete the entitlement process, finalize the building plan approvals, and obtain the necessary construction permits.



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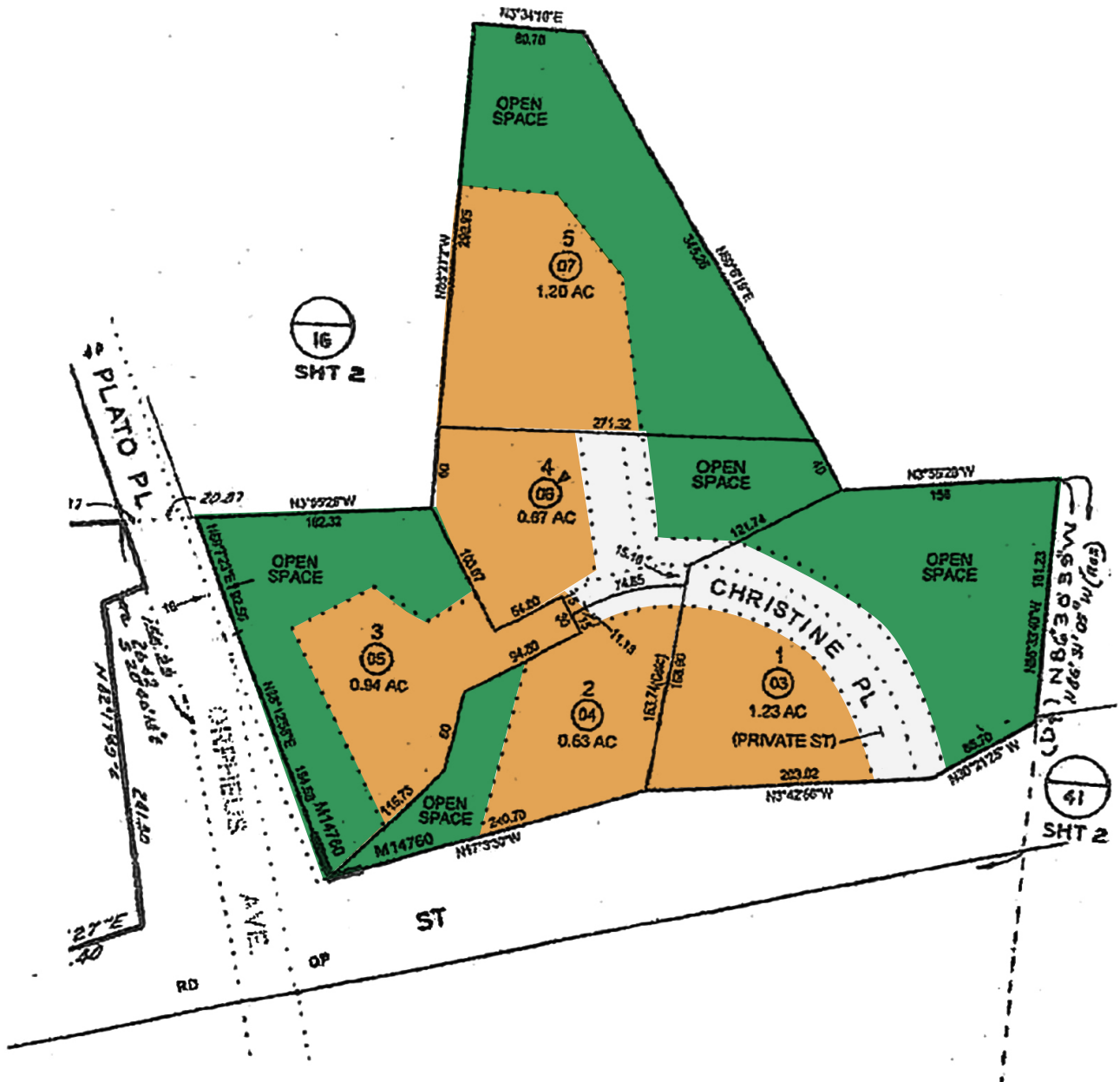
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5 ENCINITAS LOTS

PLAT MAP



THE ENCINITAS 5

PROJECT ADDRESS

1502 CHRISTINE PLACE ENCINITAS, CA 92024

APN: 254-144-03-00

PARCEL MAP: 14760 LEUCADIA HILLS - LOT 1

<u>PARCEL AREA :</u>	1.231 ACRES GROSS
	00,000 SQUARE FEET
	1.075 ACRES NET
	00,000 SQUARE FEET

BUILDING DESCRIPTIONS / PROJECT AREAS:

PROPOSED SINGLE FAMILY RESIDENCE (OCCUPANCY TYPE R-3):

MAIN RESIDENCE (HABITABLE):

LOWER SUBTERRANEAN FLOOR LEVEL	545 SQUARE FEET
MAIN FLOOR LEVEL	2730 SQUARE FEET
UPPER FLOOR LEVEL	2,199 SQUARE FEET

DETACHED/ATTACHED ACCESSORY STRUCTURES (NON-HABITABLE):

GARAGE (NON- HABITABLE)	957 SQUARE FEET
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DETACHED/ATTACHED ADU (HABITABLE):

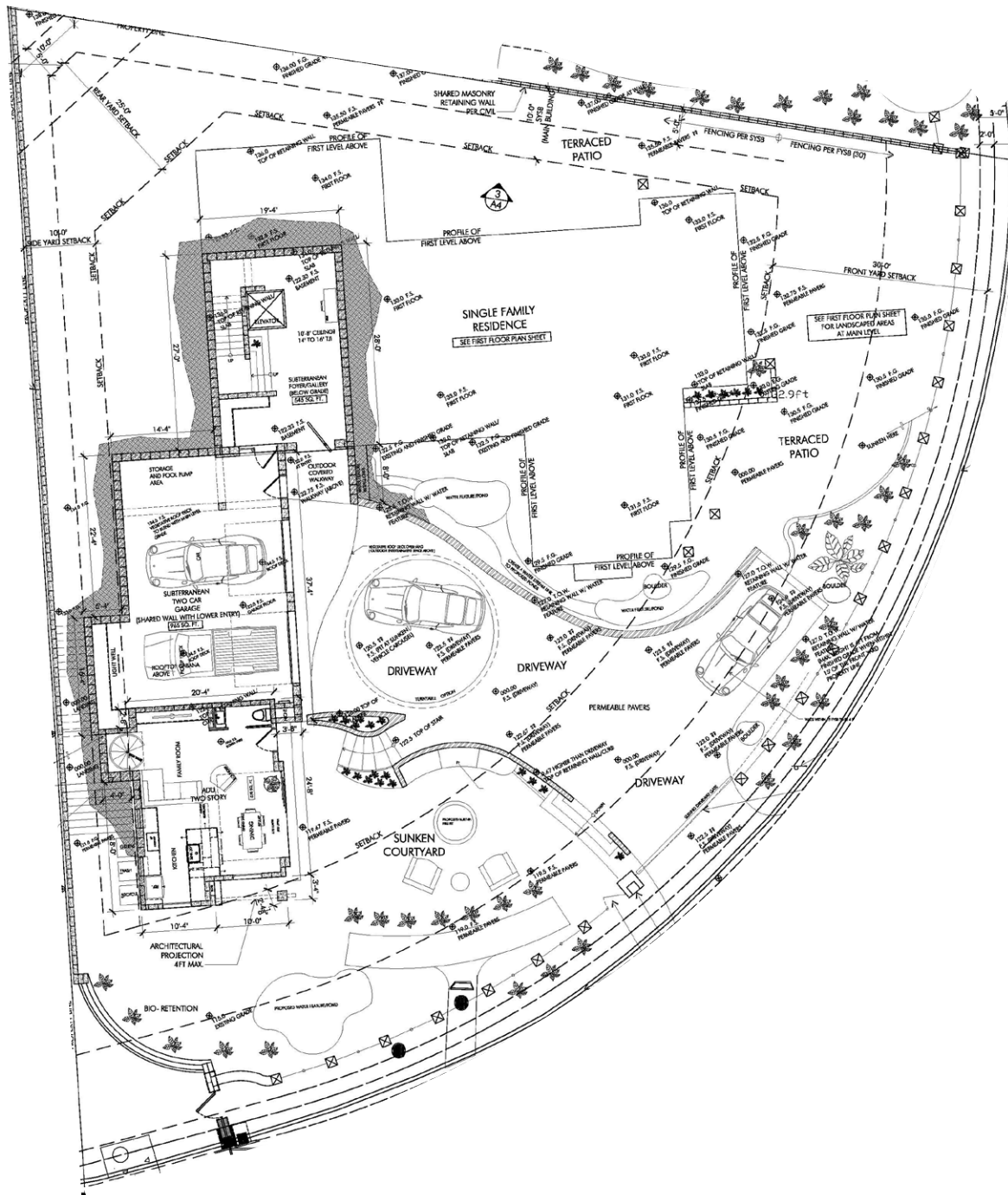
ADU (2-STORY)	1,125 SQUARE FEET
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DECKS AND/OR PATIOS :

ROOF DECK OVER GARAGE	1,119 SQUARE FEET
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TOTAL HABITABLE MAIN RESIDENCE	5,474 SQUARE FEET
TOTAL HABITABLE ADU	1,125 SQUARE FEET
TOTAL NON-HABITABLE (GARAGE)	957 SQUARE FEET
TOTAL HABITABLE & NON-HABITABLE:	7,556 SQUARE FEET

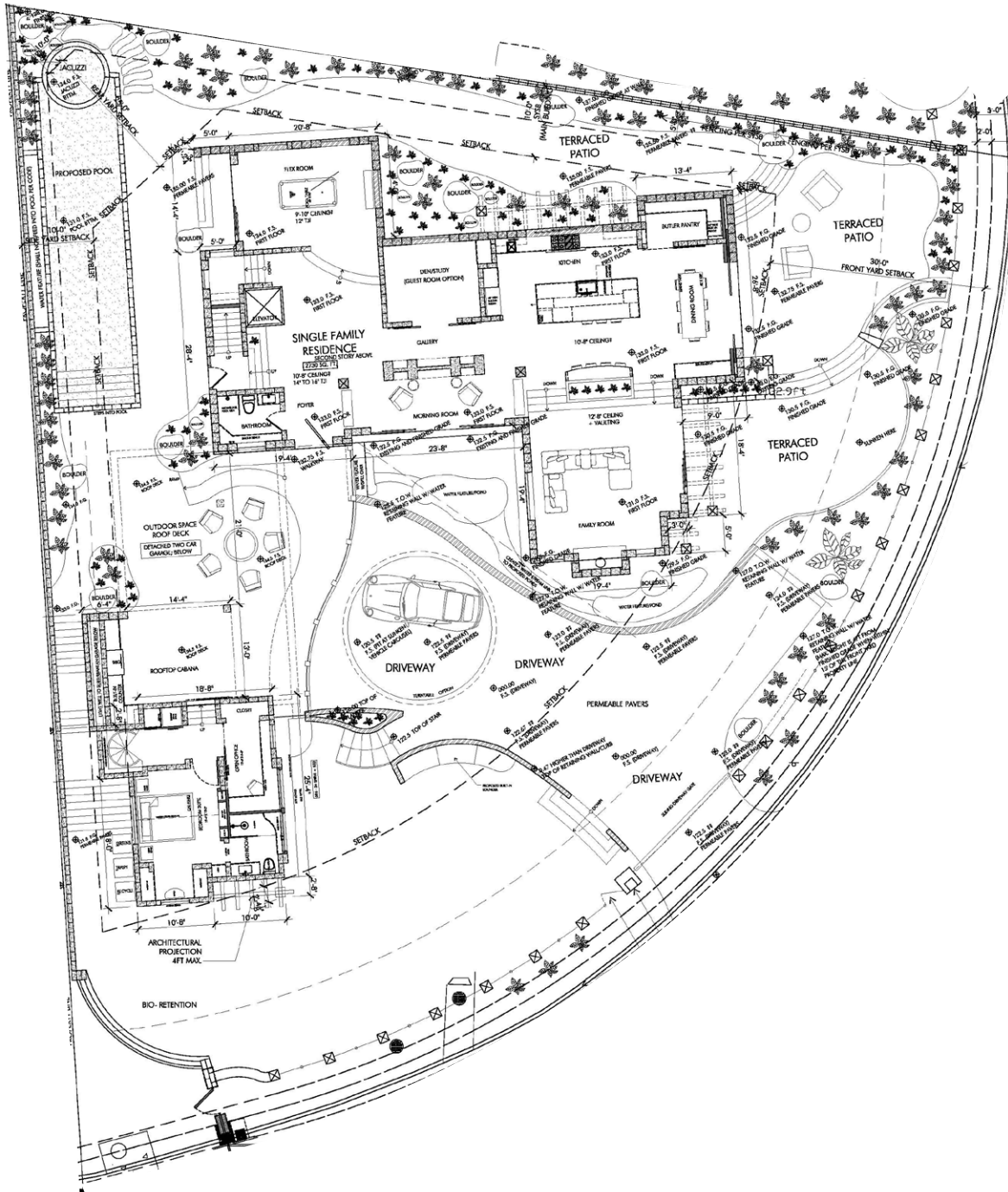
THE ENCINITAS 5



1 FLOOR PLAN - PROPOSED NEW WORK - SUBTERRANEAM LEVEL
BASEMENT LEVEL - GARAGE AND LOWER ADU

LOT 1: 1502 CHRISTINE PLACE (APN 254- 144- 03- 00)

THE ENCINITAS 5

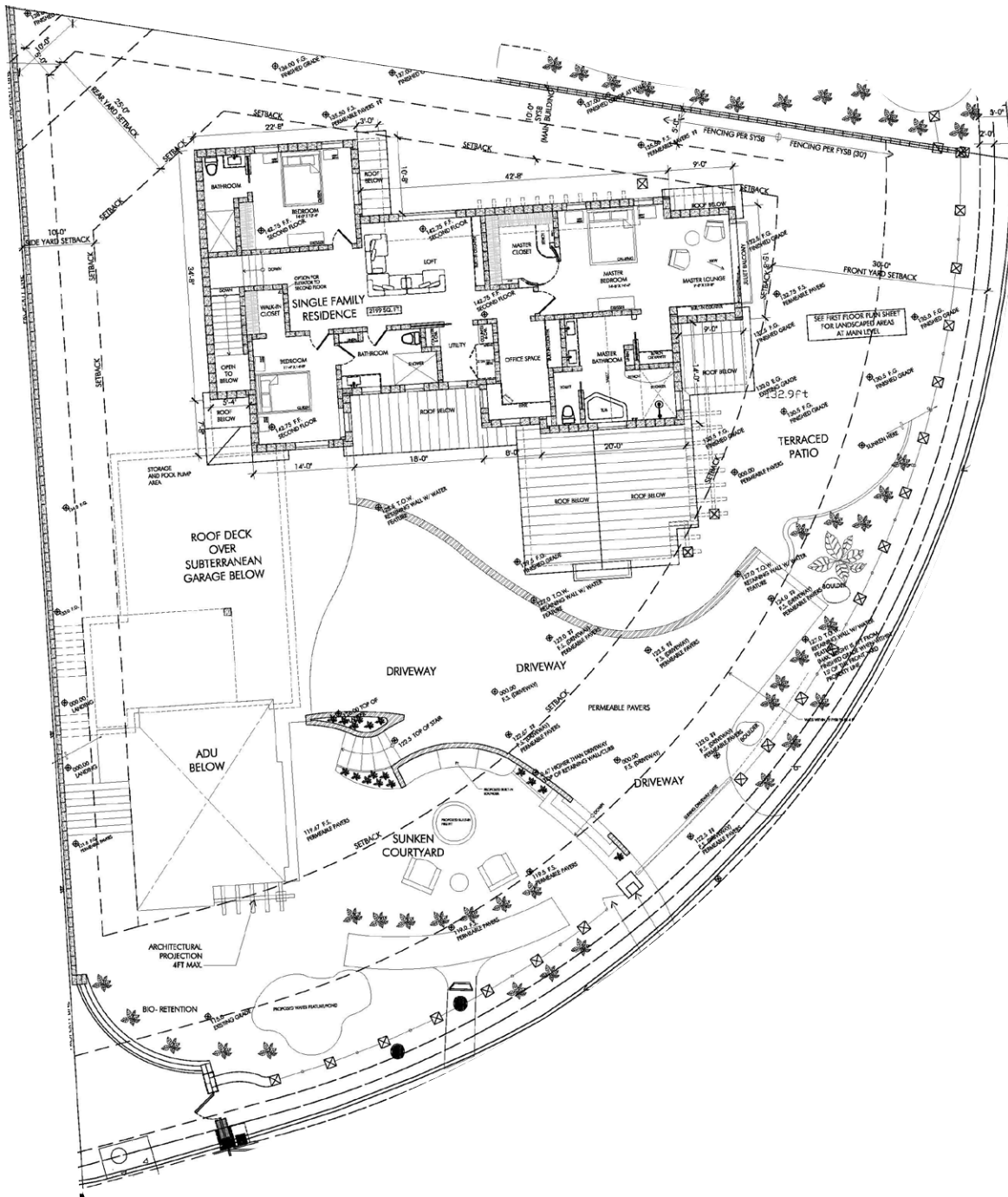


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FLOOR PLAN - PROPOSED NEW WORK - FIRST LEVEL

LOT 1: 1502 CHRISTINE PLACE (APN 254- 144- 03- 00)

THE ENCINITAS 5



1

FLOOR PLAN - PROPOSED NEW WORK - SECOND LEVEL MAIN RESIDENCE

LOT 1: 1502 CHRISTINE PLACE (APN 254- 144- 03- 00)

THE ENCINITAS 5

PROJECT ADDRESS

1536 CHRISTINE PLACE (LOT 2) ENCINITAS, CA 92024

APN: 254-144-04-00

PARCEL MAP: 14760 LEUCADIA HILLS

<u>PARCEL AREA :</u>	0.530 ACRES GROSS
	23,108 SQUARE FEET
	0.502 ACRES NET
	21,892 SQUARE FEET

BUILDING DESCRIPTIONS / PROJECT AREAS:

PROPOSED SINGLE FAMILY RESIDENCE (OCCUPANCY TYPE R-3):

LOWER FLOOR LEVEL

HABITABLE SPACE	2,559 SQUARE FEET
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UPPER FLOOR LEVEL

HABITABLE SPACE	1,620 SQUARE FEET
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HABITABLE SPACE (LOFT)	491 SQUARE FEET
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DECKS (110)	110 SQUARE FEET
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ATTACHED ACCESSORY STRUCTURES (NON-HABITABLE)

SUBTERRANEAN MAN-MADE CAVE	782 SQUARE FEET
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(INCLUDES RETAINING WALL THICKNESS)

DETACHED STRUCTURES :

GARAGE (NON- HABITABLE) AND

HOBBY/WORKSHOP (NON-HABITABLE)	1,072 SQUARE FEET
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ADU (HABITABLE)	669 SQUARE FEET
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ROOF DECK OVER GARAGE	451 SQUARE FEET
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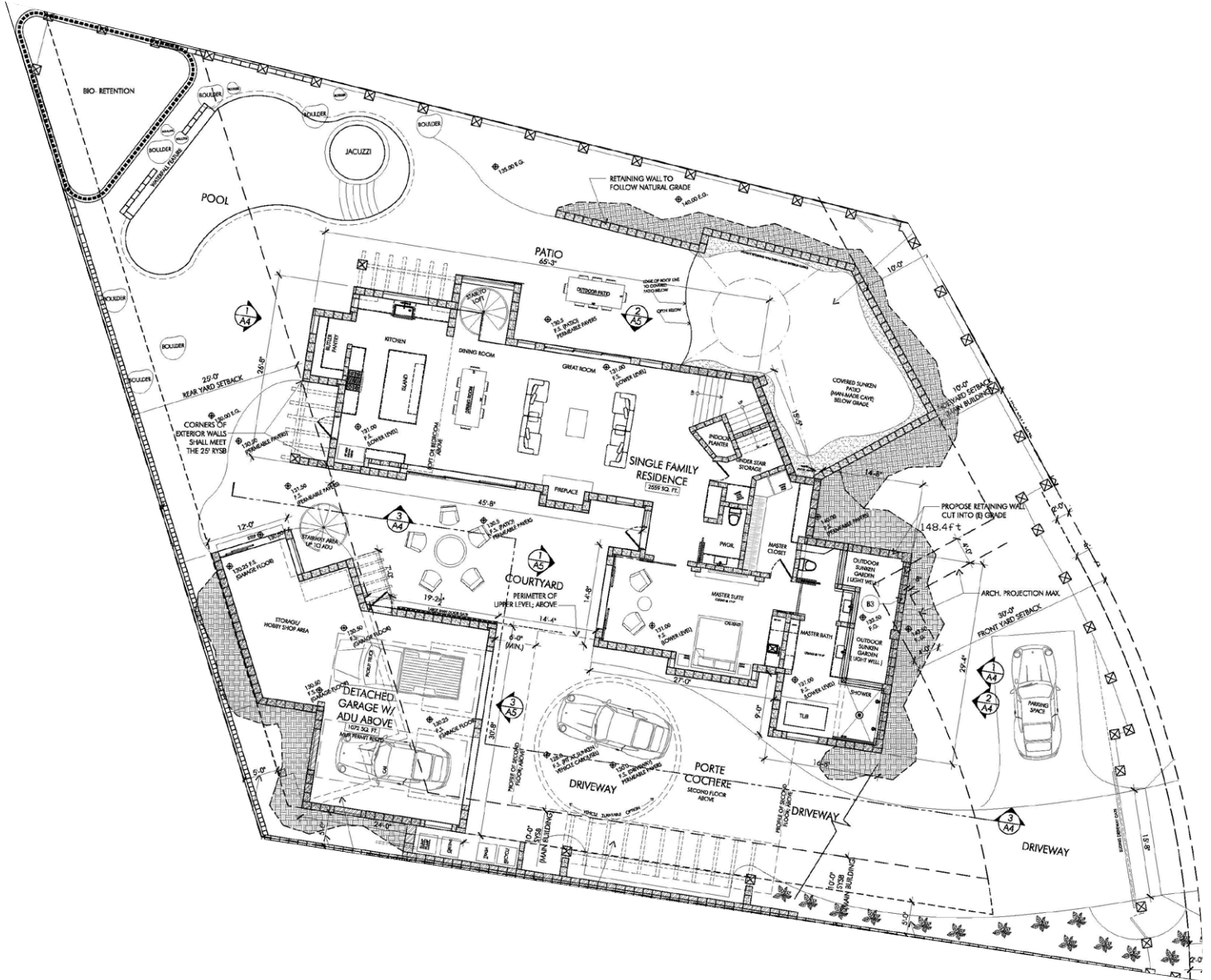
TOTAL HABITABLE MAIN RESIDENCE	4,670 SQUARE FEET
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TOTAL HABITABLE ADU	669 SQUARE FEET
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TOTAL NON-HABITABLE	1,854 SQUARE FEET
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TOTAL HABITABLE & NON-HABITABLE:	7,193 SQUARE FEET
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THE ENCINITAS 5



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FLOOR PLAN - PROPOSED NEW WORK - LOWER LEVEL
LEVEL IS SUNKEN/WALK-OUT STYLE

LOT 2: 1536 CHRISTINE PLACE (APN 254- 144- 04- 00)

The site plan illustrates a residential development on a triangular lot. Key features include:

- Single Family Residence:** A large central building with an "UPPER LEVEL" (1650 SQ. FT.) and a "LOFT" (491 SQ. FT.). It includes a "GREAT ROOM AND DINING" area, "OPEN TO BELOW" spaces, and a "COURT-YARD" (6'-0" (MIN.)).
- Detached ADU:** A separate unit (449 SQ. FT.) with a "ROOF DECK" (491 SQ. FT.) and a "STAIRWAY AREA UP TO ADU".
- Recreation Area:** A "POOL" and a "JACUZZI" are located in the upper left corner, with a "PROPOSED POOL" area nearby.
- Setbacks and Easements:** The plan shows various setbacks including a "25'-0" REAR YARD SETBACK", "30'-0" FRONT YARD SETBACK", and "10'-0" SIDE YARD SETBACK (MAIN BUILDING)". Easements for "STORMWATER" and "EASEMENT" are also indicated.
- Other Features:** A "COVERED PATIO" with a "VIEW AREA", "OUTDOOR KITCHEN", and "PERMEABLE PAVES" are shown. A "DRIVEWAY" and "PARKING SPACE" are located on the right side.

UPPER LEVEL FLOOR FEELS LIKE SINGLE STORY AT DRIVEWAY ENTRANCE

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THE ENCINITAS 5

PROJECT ADDRESS

1570 CHRISTINE PLACE {LOT 3} ENCINITAS, CA 92024

APN: 254-144-05-00

PARCEL MAP: 14760 LEUCADIA HILLS - LOT 3

PARCEL AREA :

0.942 ACRES GROSS
41,034 SQUARE FEET

0.877 ACRES NET
38,202 SQUARE FEET

BUILDING DESCRIPTIONS / PROJECT AREAS:

PROPOSED SINGLE FAMILY RESIDENCE (OCCUPANCY TYPE R-3):

LOWER PARTIALLY SUNKEN FLOOR LEVEL

HABITABLE SPACE	2,530 SQUARE FEET
NON-HABITABLE (MECHANICAL)	100 SQUARE FEET

UPPER FLOOR LEVEL

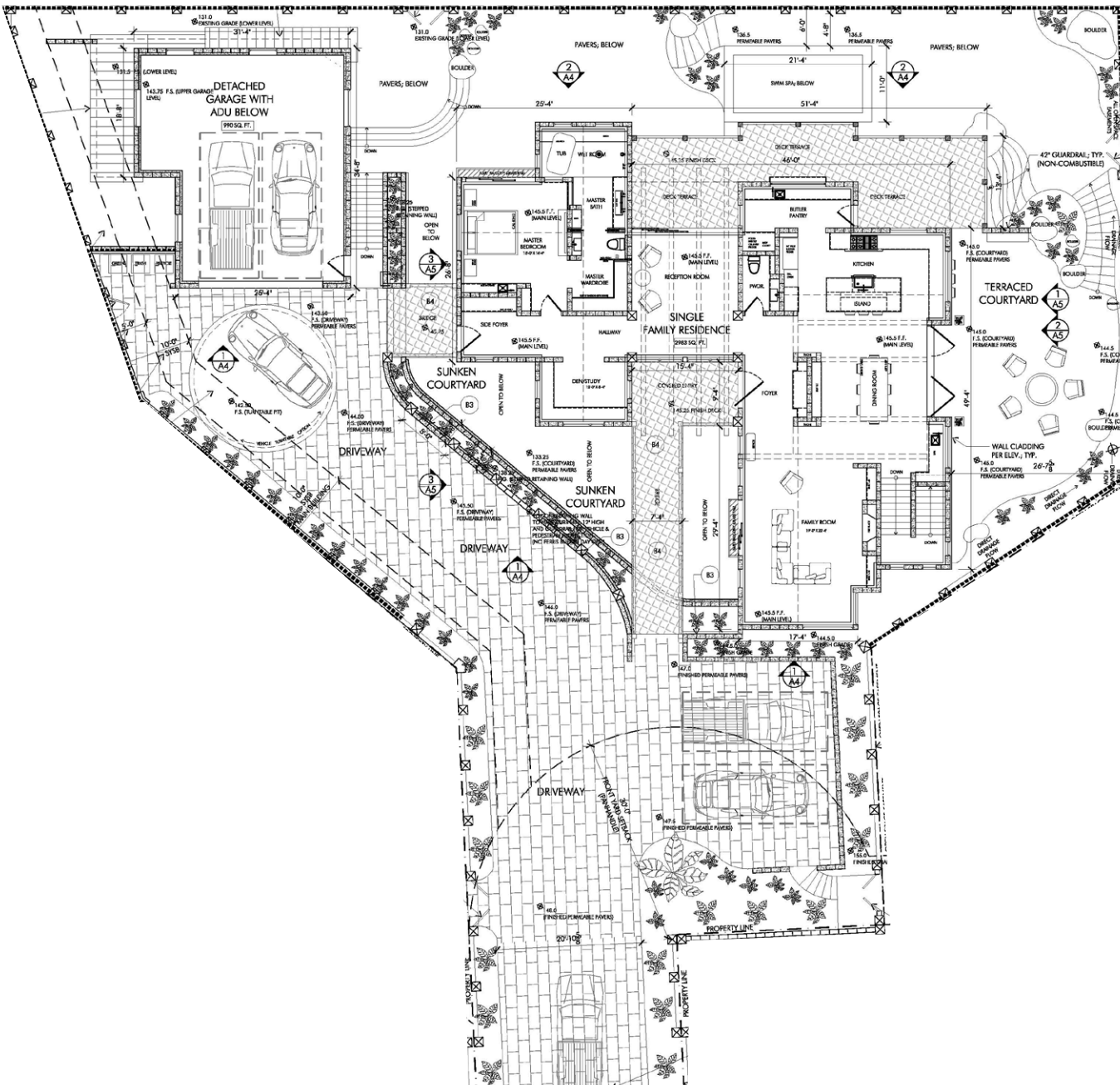
HABITABLE SPACE	2,983 SQUARE FEET
EXTERIOR BRIDGES	470 SQUARE FEET
DECKS AND JULIET BALCONIES	630 SQUARE FEET

DETACHED STRUCTURES :

GARAGE (NON- HABITABLE) AND	
HOBBY/WORKSHOP (NON-HABITABLE)	990 SQUARE FEET
ADU (HABITABLE)	1,200 SQUARE FEET

TOTAL HABITABLE MAIN RESIDENCE	5,513 SQUARE FEET
TOTAL HABITABLE ADU	1,200 SQUARE FEET
TOTAL NON-HABITABLE	1,090 SQUARE FEET
TOTAL HABITABLE & NON-HABITABLE:	7,803 SQUARE FEET

THE ENCINITAS 5

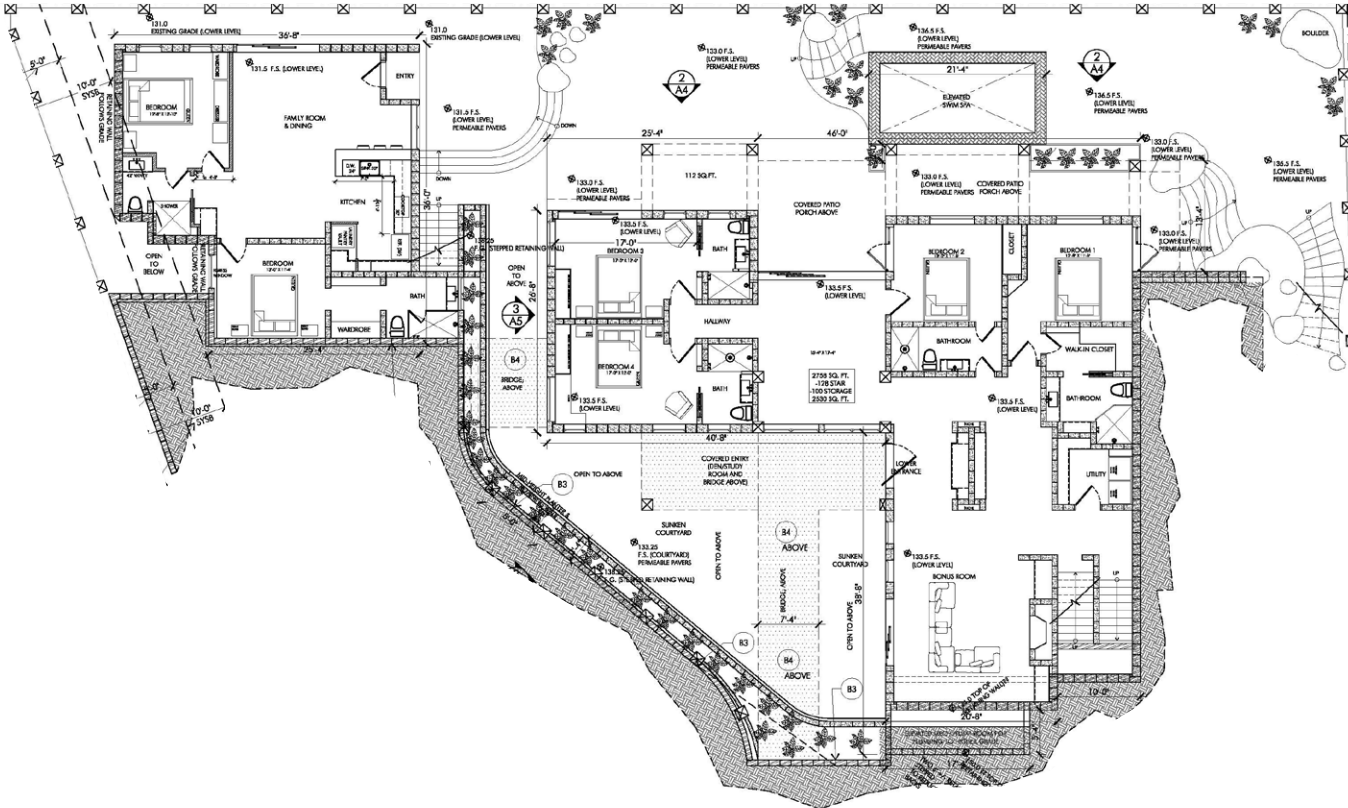


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FLOOR PLAN - PROPOSED NEW WORK MAIN LEVEL

LOT 3: 1570 CHRISTINE PLACE (APN 254- 144- 05- 00)

THE ENCINITAS 5



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FLOOR PLAN - PROPOSED NEW WORK LOWER SUNKEN LEVEL

LOT 3: 1570 CHRISTINE PLACE (APN 254- 144- 05- 00)

THE ENCINITAS 5

PROJECT ADDRESS

1553 CHRISTINE PLACE - LOT 4 ENCINITAS, CA 92024

APN: 254-144-06-00

PARCEL MAP: 14760 LEUCADIA HILLS

<u>PARCEL AREA :</u>	0.670 ACRES GROSS
	29,180 SQUARE FEET
	0.561 ACRES NET
	24,437 SQUARE FEET

BUILDING DESCRIPTIONS / PROJECT AREAS:

PROPOSED SINGLE FAMILY RESIDENCE (OCCUPANCY TYPE R-3):

<u>BASEMENT LEVEL:</u>	TOTAL:	3,086 SQUARE FEET
GARAGE (NON- HABITABLE)		791 SQUARE FEET
HOBBY/WORKSHOP (NON-HABITABLE)		597 SQUARE FEET
FOYER/STAIR/BONUS ROOM (HABITABLE)		1,755 SQUARE FEET

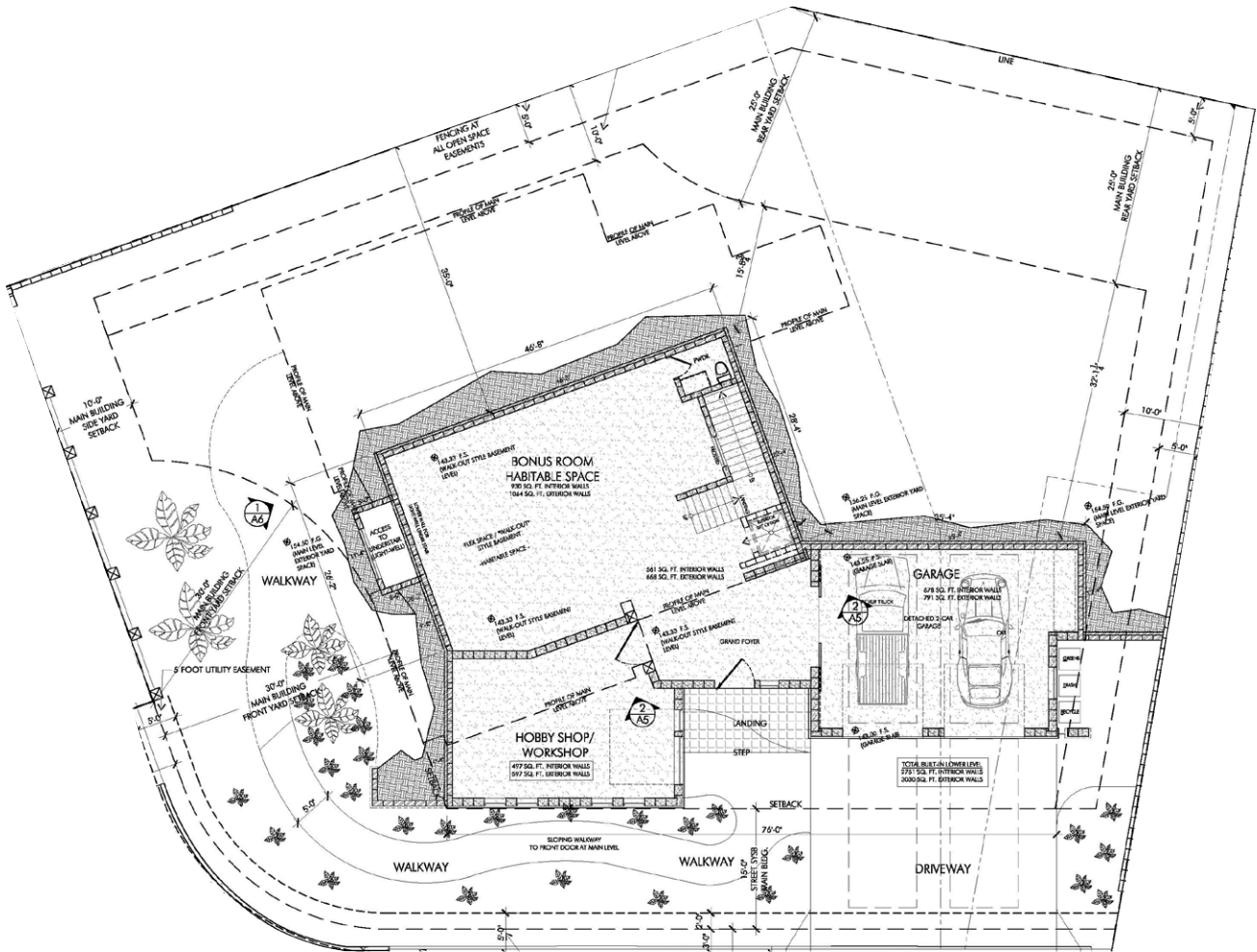
<u>FIRST FLOOR LEVEL</u>	
HABITABLE SPACE	3,023 SQUARE FEET
ROOF DECK OVER BASEMENT	1,569 SQUARE FEET

<u>SECOND FLOOR LEVEL</u>	
HABITABLE SPACE	2,019 SQUARE FEET
ROOF DECKS (137 + 650)	787 SQUARE FEET

<u>DETACHED ACCESSORY STRUCTURES (NON-HABITABLE)</u>	
POOL CABANA	182 SQUARE FEET
POOL BATH	74 SQUARE FEET
CABANA ROOF DECK (JACUZZI AND WALKSPACE)	205 SQUARE FEET

TOTAL HABITABLE	6,797 SQUARE FEET
TOTAL NON-HABITABLE	1,644 SQUARE FEET
TOTAL HABITABLE & NON-HABITABLE:	8,441 SQUARE FEET

THE ENCINITAS 5

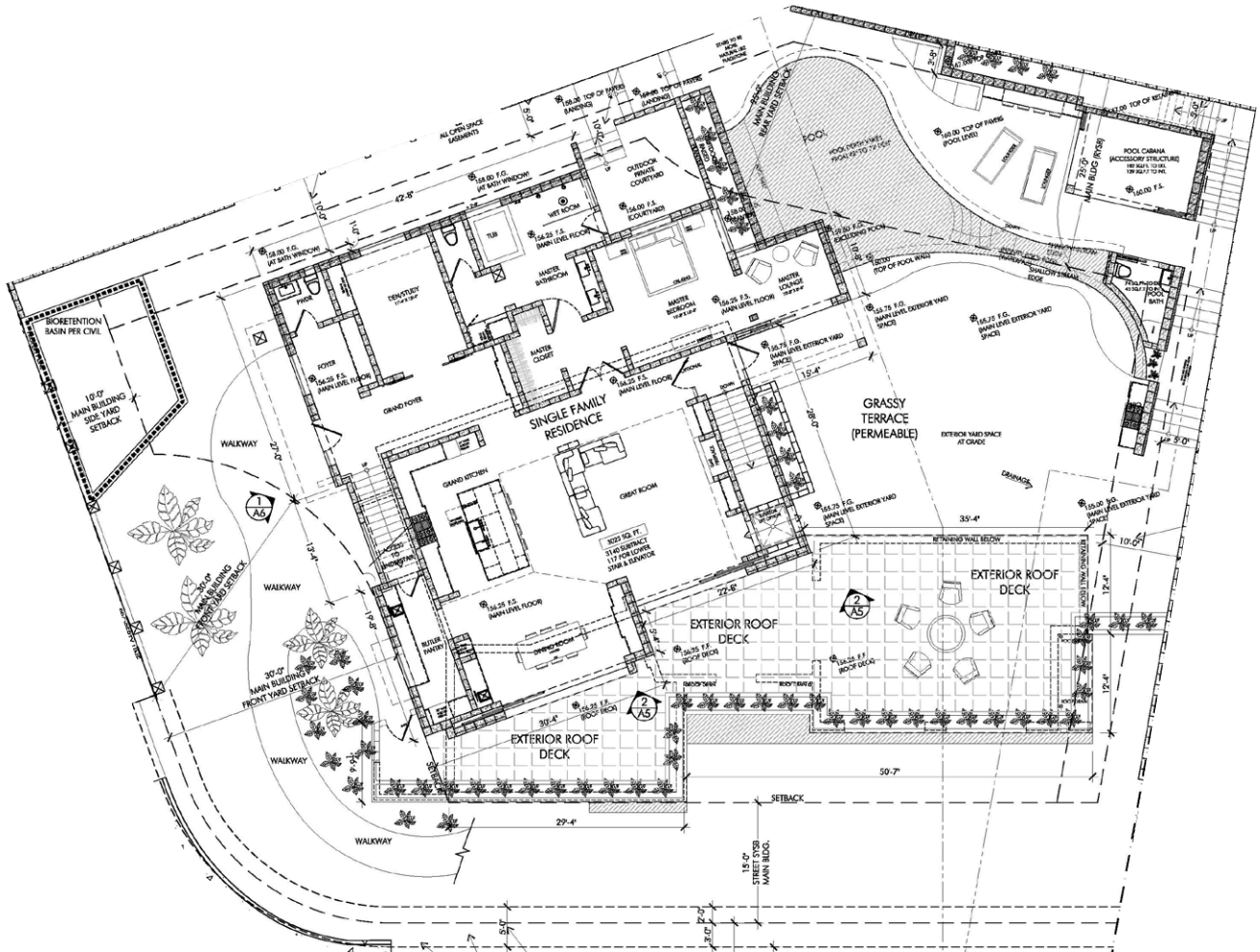


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GARAGE LEVEL FLOOR PLAN BASEMENT QUALIFICATION

LOT 4: 1553 CHRISTINE PLACE (APN 254- 144- 06- 00)

THE ENCINITAS 5

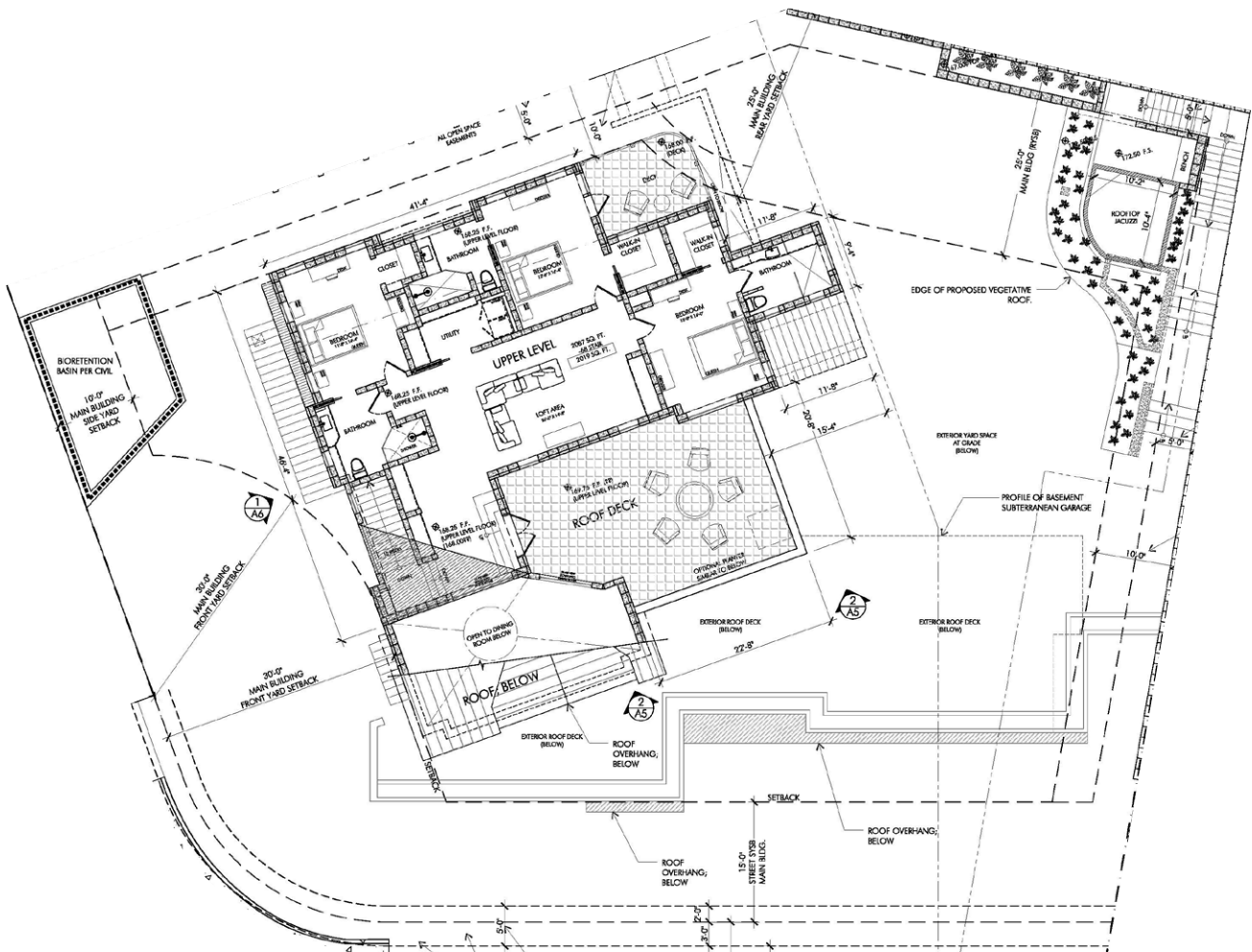


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MAIN LEVEL FLOOR PLAN

LOT 4: 1553 CHRISTINE PLACE (APN 254- 144- 06- 00)

THE ENCINITAS 5



1

SECOND LEVEL FLOOR PLAN

LOT 4: 1553 CHRISTINE PLACE (APN 254- 144- 06- 00)

THE ENCINITAS 5

PROJECT ADDRESS

1537 CHRISTINE PLACE ENCINITAS, CA 92024

APN: 254-144-07-00

PARCEL MAP: 14760 LEUCADIA HILLS - LOT 5

<u>PARCEL AREA :</u>	0.00 ACRES GROSS
	00,000 SQUARE FEET
	0.00 ACRES NET
	00,000 SQUARE FEET

BUILDING DESCRIPTIONS / PROJECT AREAS:

PROPOSED SINGLE FAMILY RESIDENCE (OCCUPANCY TYPE R-3):

MAIN RESIDENCE (HABITABLE):

MAIN FLOOR LEVEL	3,342 SQUARE FEET
UPPER FLOOR LEVEL	2,575 SQUARE FEET

<u>ATTACHED ACCESSORY STRUCTURE :</u>	
SUBTERRANEAN RECREATIONAL ROOM	936 SQUARE FEET

DETACHED/ATTACHED ACCESSORY STRUCTURES (NON-HABITABLE):

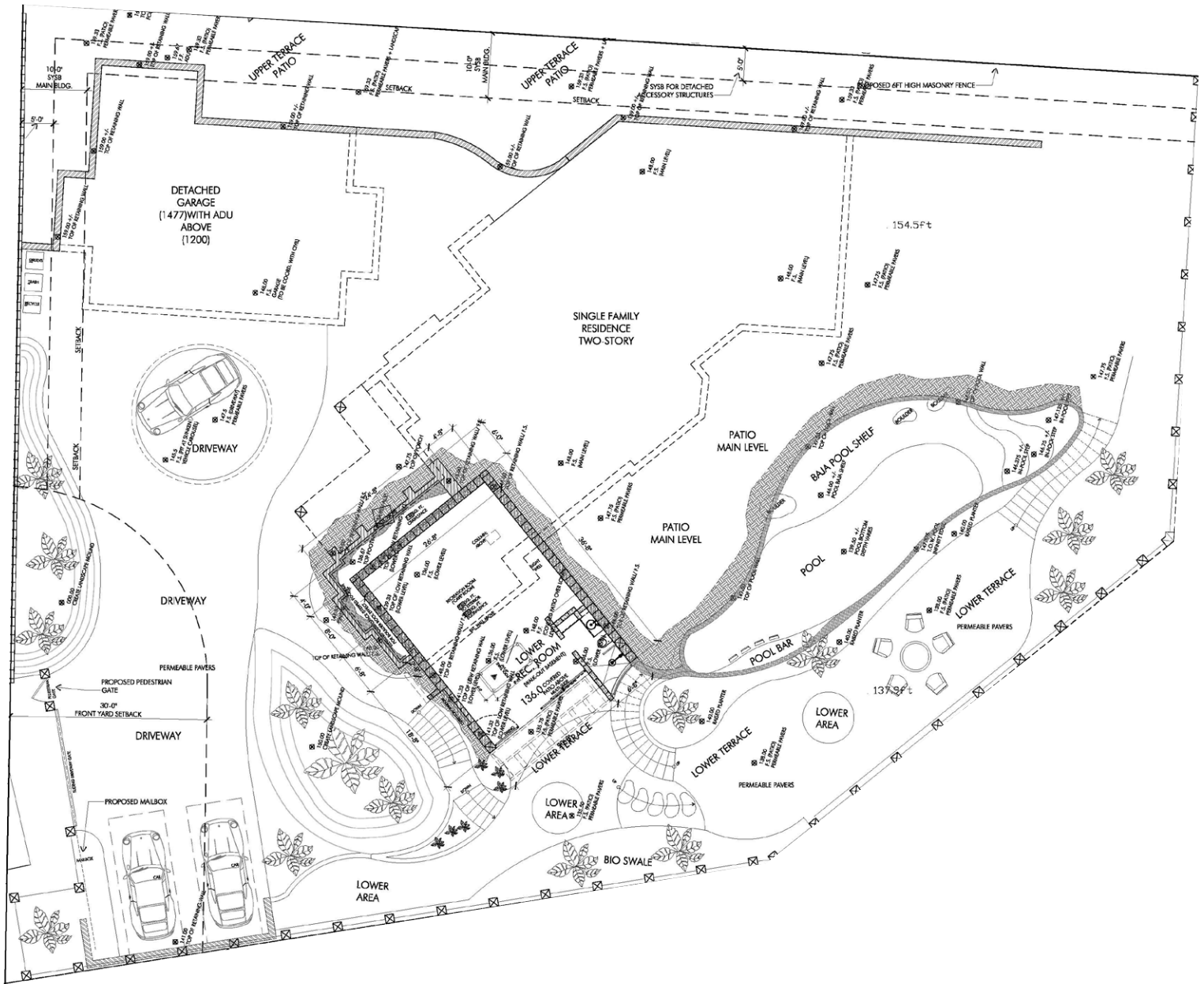
GARAGE (NON- HABITABLE)	1,447 SQUARE FEET
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<u>DETACHED ADU (HABITABLE):</u>	
ADU (2ND STORY)	1,197 SQUARE FEET

<u>DECKS AND/OR PATIOS :</u>	
ROOF DECK OVER PATIO AND DECKS	VARIES SQUARE FEET

TOTAL HABITABLE MAIN RESIDENCE	5,917 SQUARE FEET
TOTAL HABITABLE ADU	1,197 SQUARE FEET
TOTAL HABITABLE RECREATIONAL ROOM	936 SQUARE FEET
TOTAL NON-HABITABLE (GARAGE)	1,447 SQUARE FEET
TOTAL HABITABLE & NON-HABITABLE:	9,497 SQUARE FEET

THE ENCINITAS 5

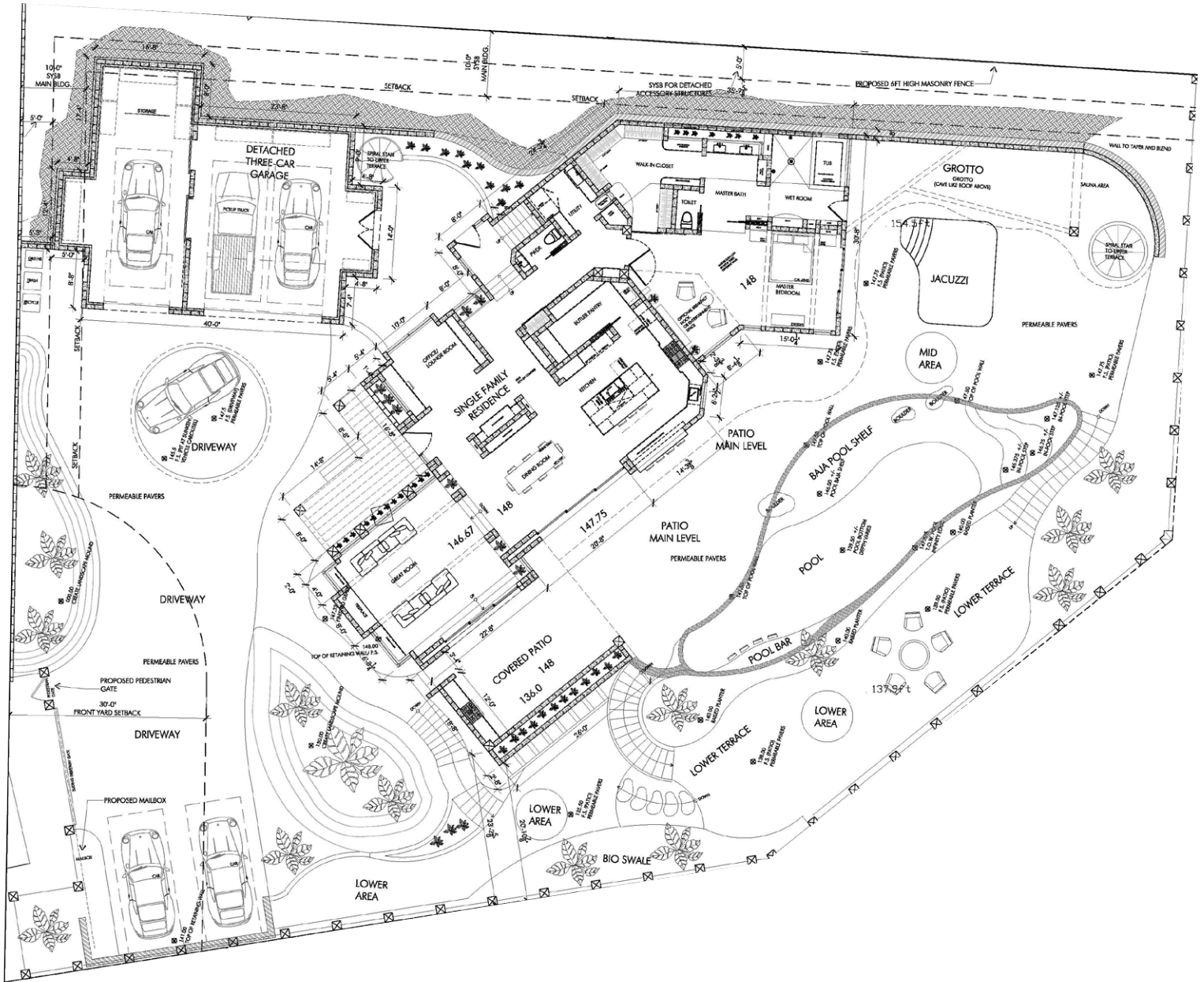


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FLOOR PLAN - PROPOSED NEW WORK - SUBTERRANEAN LEVEL
BASEMENT QUALIFICATION

LOT 5: 1537 CHRISTINE PLACE (APN 254- 144- 07- 00)

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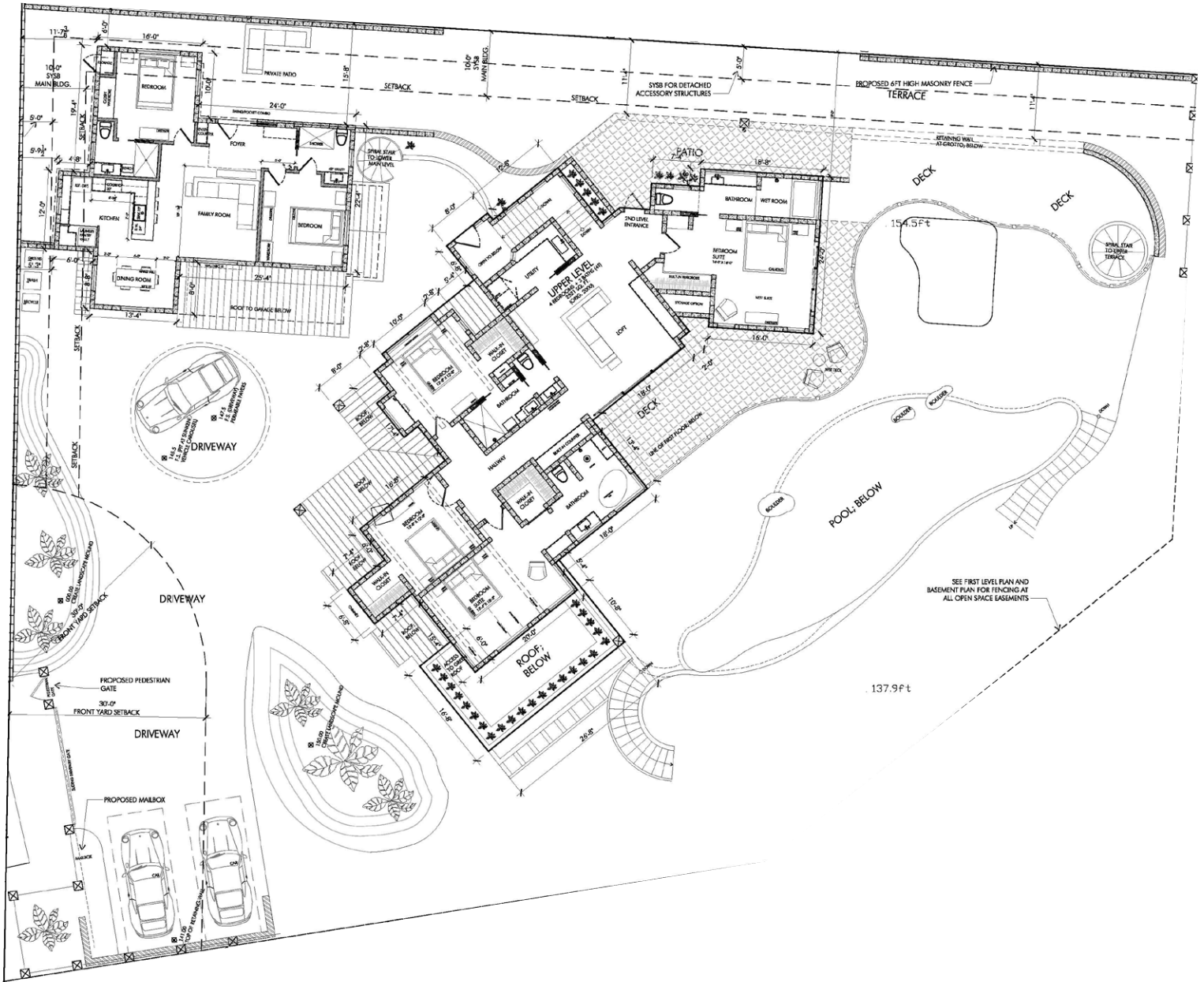


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FLOOR PLAN - PROPOSED NEW WORK - FIRST LEVEL

LOT 5: 1537 CHRISTINE PLACE (APN 254- 144- 07- 00)

THE ENCINITAS 5



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FLOOR PLAN - PROPOSED NEW WORK - SECOND LEVEL MAIN RESIDENCE

LOT 5: 1537 CHRISTINE PLACE (APN 254- 144- 07- 00)

THE ENCINITAS 5

COMMUNITY MAP



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