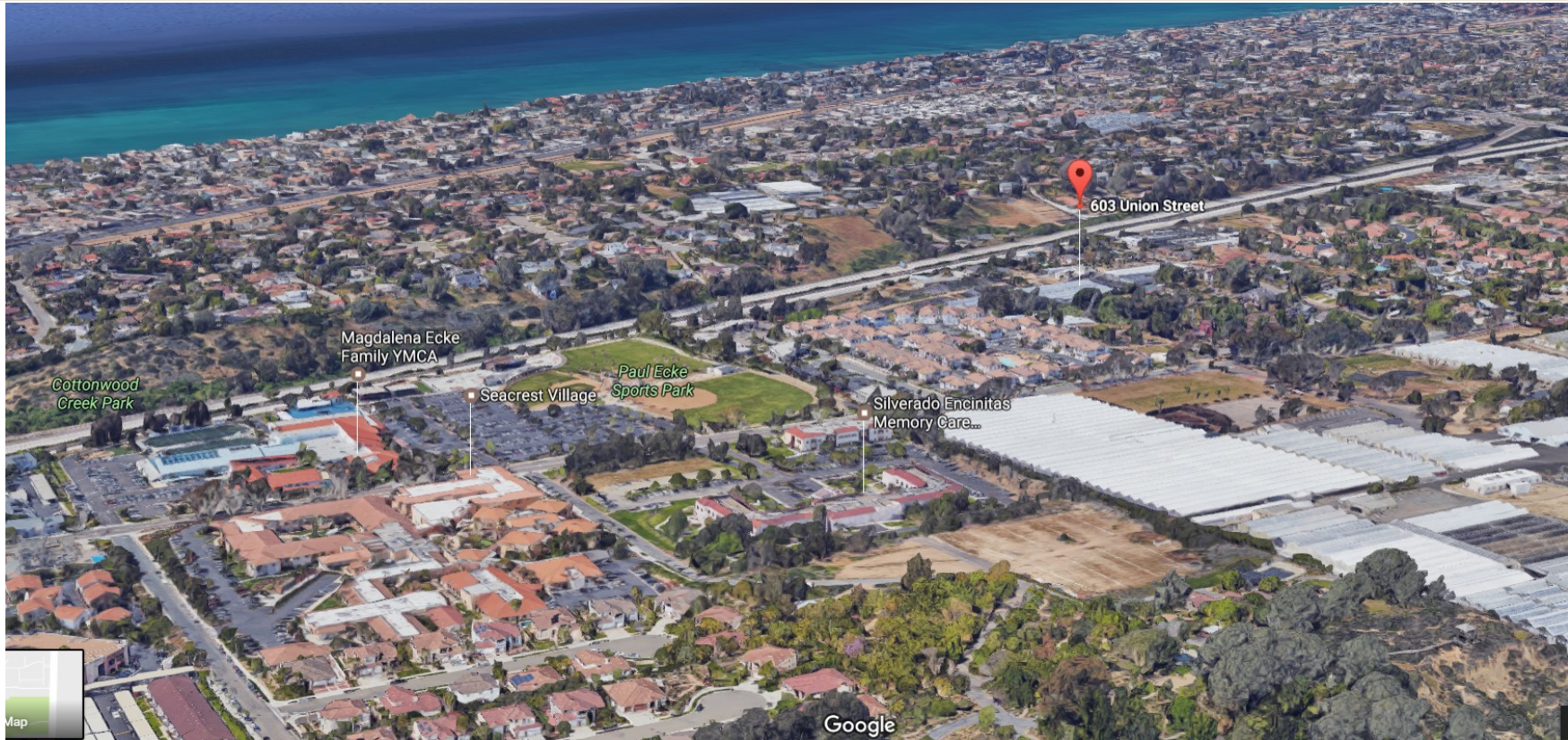




**BERKSHIRE  
HATHAWAY**  
HomeServices

California Properties  
Commercial Division

# Residential Development Opportunity in Encinitas CA



Berkshire Hathaway HomeServices

Commercial Division

Kazem Zomorrodian

Cell: 760-845-3093 Tel: 760-804-7242

MKZ@TopCaRealEstate.com

Www.TopCaRealEstate.com

CalBRE# 01830607

The information herein has not been verified but has been obtained from sources believed to be reliable. Buyer is advised to independently confirm its accuracy and completeness. Buyer is further advised to conduct a careful, independent investigation of the property including but not limited to any legal or tax issues, to determine to your satisfaction the suitability of the property for your needs.

Kent Johnson

kentjohnson.bhhscalifornia.com

sdsoldsign@yahoo.com

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CalBRE # 01090358



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**APN # 256-330-07-00**

**2.47Acres**

**Current Zoning RR1**

**1 Acre minimum lot size Single family lots.**

**Other potential uses may include;**

**Organic Farming, Private nursery, Small scale Boutique Senior  
care facilities.**

**Price \$2,000,000.00**

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## Residential Development Opportunity in Encinitas CA

This exceptional in fill Beach property is located in the city of Encinitas off Union street. It is within the heart of the city of Encinitas and neighborhoods such as, Carlsbad, La Costa, and Aviara. It is conveniently located very close to the Ocean and close to the major restaurants and shopping's in north San Diego County. Walk by the ocean and eat in the local famous restaurants or go shopping at the exquisite local shopping boutiques and centers. Within few minutes from high way 5. It is near Encinitas Ranch golf course, prestigious Omni resort at La Costa Golf Course and Spa and worlds renown's Park Hyatt Resort at Aviara Golf course. With close proximities to all land marks located in North San Diego County. It is a short distance from prestigious resorts and beach communities such as, Solana Beach, Carlsbad, Del Mar and La Jolla. This property has great development potential for uses such as Custom multimillion-dollar estate Compounds. This is a unique property for a person who loves to live by the beach and have all amenities of living in a Ranch. It has an active 2 acres' nursery which is fully on drip system, the nursery can be easily used as an organic farm for the people with a distinct taste for holistic living in acre lot within a beach community. Lots of room for everything that one's heart desire. This kind of zoning is only reserved for the suburb. Live in the heart of the city with all the privileges of both suburb and beach community. Within ½ of a mile from Major shopping, restaurants, community and local shopping centers, medical offices, hospitals and places of worship. It is located within Prestigious Encinitas and San Dieguito school district and so much more.

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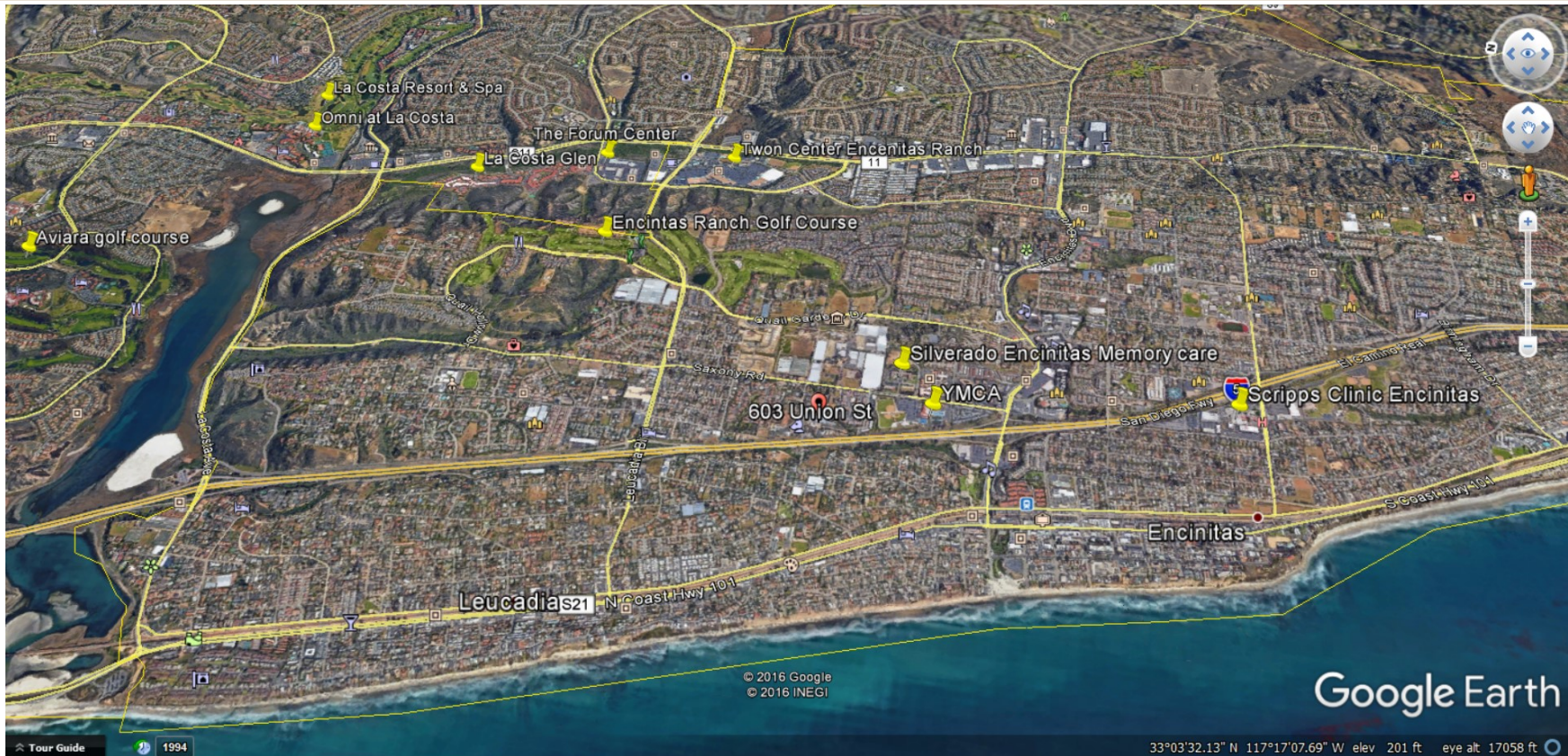




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