



NORTH COUNTY SAN DIEGO

New Homes Coming to Encinitas

The List

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THE LIST

The Projects

LEUCADIA

Piraeus Point

by Lennar · Piraeus St & Plato Pl, near I-5

- 134 townhomes, including 14 affordable
- 1, 2 and 3 bedrooms
- Private garages, rooftop decks, community pool

STATUS

City-approved (revised plan, Dec 2024)

Lennar lists it as “Coming Soon”

Pricing and sales: TBD

To join Lennar’s interest list, find “Piraeus” (Encinitas) on lennar.com and sign up for updates.

ENCINITAS BLVD

Ocean Bluff

by Rincon Homes · 501 Ocean Bluff Way

- 27 single-family homes
- 3 for very-low-income households

STATUS

Planners approved May 7, 2026

Appeal denied June 24, 2026

Pricing and sales: timeline TBD

NEARBY · PONTO, CARLSBAD

H.G. Fenton’s 120 proposed townhomes are rentals. The Coastal Commission approved the land-use changes Oct 8, 2026; Carlsbad City Council approval is pending.

The New Construction Checklist

☐ **HOA**

Ask for the monthly dues, what they cover and the reserve budget.

☐ **Mello-Roos / CFD**

Ask whether there is a special tax, how much and for how long.

☐ **Your lender vs. theirs**

Builder incentives can be tied to their lender. Get a quote from your own lender too.

☐ **Timeline buffers**

Build dates can shift. Leave room in your move and rate-lock plans.

☐ **Your agent, first visit**

Bring or register your agent at your very first visit. Many builders require it.

☐ **Inspections**

Hire your own inspector, even on a brand-new home.

ALREADY OWN NEARBY?

New supply. Same reasons people want to live here.

A few new communities add choice in a town that has been short on homes. Your lot, your location and your home's character still matter.

AN EASY NEXT STEP

Curious where you stand?

Ask me for a no-pressure pricing check on your home. No obligation, just a clear picture of the market.



STAY IN THE LOOP

I'll keep you updated as
sales dates and pricing
are announced.

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