

Kinetic Real Estate proudly presents:



1115 Hoover Street • Carlsbad, CA 92008

Two-story Contemporary Japanese Style Home
4 bedrooms, 4.5 bathrooms, 3 car garage
4,419 living square feet, 16,082 square foot lot
includes in ground pool and a raised spa.



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View the property!



Kinetic Real Estate, a CA Corporation, CALBRE# 01931986

About 1115 Hoover Street

Project details:

- Subdivision approved, separate APN issued, and property addresses assigned
- Rough grading completed
- Coastal development plans approved
- Initial off-site improvements completed
- Utilities to the lot including sewer, electricity, and water
- Entry driveway ramp poured
- Tentatively approved proposed home, architectural plans available upon request



About 1115 Hoover Street

The next steps to moving into your dream home.

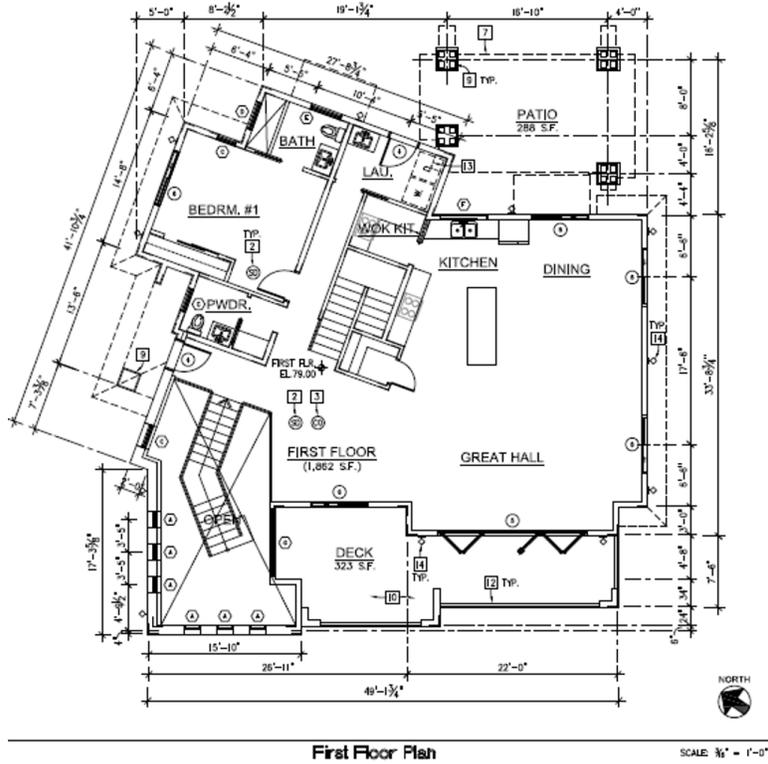
- Hire architect and civil engineer to prepare final plans including civil, mechanical, electrical, and plumbing plans for city's final approval of the home
- You choose all the home's finishes. An amazing opportunity for anyone who has ever wanted to build their dream home. Select all your home's finishes including, cabinetry, counter-tops, tiles, light fixtures, tubs, pool pavers, and type of floors for the pool and spa.
- Submit for city approval for construction permits
- Select a general contractor, set construction budgets, and a construction schedule
- Construction period and obtain final city approval for occupancy
- Hire interior designer, pack, and hire movers
- Live Happily Ever After and do it with an ocean view in an amazing location



About 1115 Hoover Street

Proposed First Floor layout 1,266 square feet

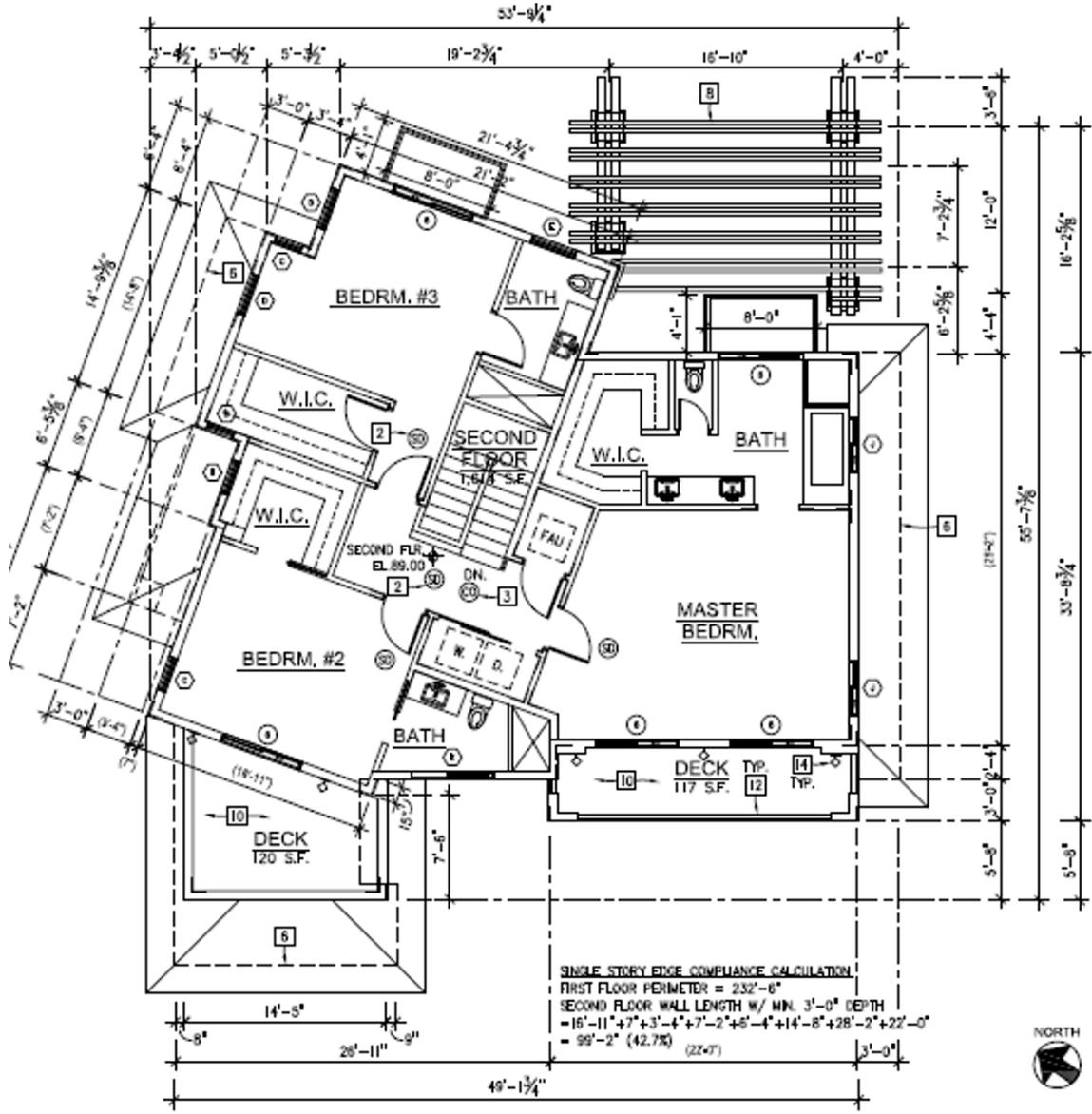
Kitchen, dining room, great hall, laundry room, 1 bedroom, 1.5 bathrooms, 3 car garage, and access to deck and patio.



About 1115 Hoover Street

Proposed Second Floor layout 3,153 square feet

3 bedrooms, all with walk-in closets, attached bathrooms, and two with exterior decks with lagoon and ocean views.



Second Floor Plan

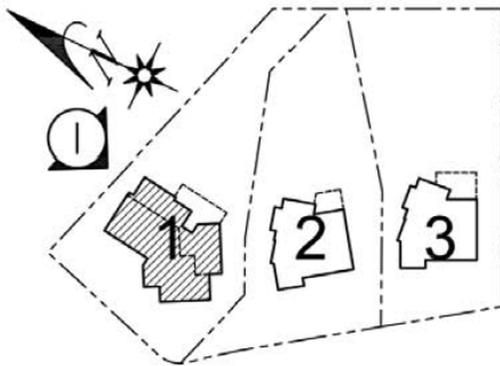
SCALE 3/16" = 1'-0"

About 1115 Hoover Street

Parcel is lot 1 of a three home subdivision available at the corner of Hoover Street and Adams Street. Buyers are free to continue the process that the seller has started but they are not confined to this design. Buyers are free to have his or her design and work with the city to achieve their dream home. Seller has started the application process to expedite the completion for the potential buyer(s).



KEY MAP



SEAL/STAMP



About 1115 Hoover Street

Neighborhood Overview: Olde Carlsbad (Carlsbad West)

Located in the highly desirable Olde Carlsbad neighborhood, a coastal corridor, 1115 Hoover Street offers a rare opportunity to develop in one of North County San Diego's most established and sought-after neighborhoods. Known for its elevated streets, custom residences, coastal charm, and amazing views. The neighborhood blends timeless character with modern luxury development.

Natural Beauty & Coastal Lifestyle

Just minutes from Agua Hedionda Lagoon and the Pacific Ocean, this location provides exceptional access to outdoor recreation including boating, paddle boarding, kayaking, walking trails, walks along the beach, and nature programs at the Lagoon Discovery Center. Residents enjoy ocean breezes, scenic lagoon views, and year-round Southern California sunshine.



About 1115 Hoover Street

City Amenities & Connectivity

The property is conveniently situated near Carlsbad Village, offering boutique shopping, award-winning dining, cafés, farmers markets, and community events. Easy access to Interstate 5 and the coastal rail corridor provides seamless connectivity throughout San Diego County while preserving a relaxed beach-town atmosphere.

Highly Rated School System

The area is served by Carlsbad Unified School District, consistently recognized as one of the top-performing districts in San Diego County. Strong academic performance, and modern facilities.

An Exceptional Development Opportunity

Olde Carlsbad remains one of the premier coastal neighborhoods for custom home development. The combination of lagoon proximity, ocean access, strong schools, and vibrant city amenities creates enduring demand and long-term value.

Disclaimer

All information provided regarding the property, including but not limited to lot size, zoning, development potential, school districts, utilities, and environmental conditions, is provided for informational purposes

only and has been obtained from sources deemed reliable but not guaranteed. Listing broker and agents have not verified such information and make no representations or warranties, express or implied, as to its accuracy or completeness.

Prospective buyers are strongly encouraged to conduct their own independent investigations and due diligence, including consultation with appropriate professionals and governmental agencies, to determine the suitability of the property for their intended use. Buyer shall rely solely on their own investigations and not on any information provided by broker or seller.