

# **\$3,350,000 - 1040 Novara St, San Diego**

MLS® #240021436SD

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## **\$3,350,000**

4 Bedroom, 3.00 Bathroom, 3,291 sqft  
Residential on 0 Acres

Point Loma, San Diego,

Welcome to 1040 Novara Street, a stunning luxury residence nestled in the highly desirable neighborhood of Sunset Cliffs. This exceptional home boasts 4 bedrooms, an office, and an exercise room, offering a versatile layout that accommodates a variety of lifestyles. Step inside and be captivated by the expansive 3,291 square feet of living space, where modern elegance meets unparalleled functionality. Enjoy panoramic sit-down ocean views from the living room, creating a serene and picturesque backdrop for daily living. Cook, gather, and entertain in the gourmet kitchen, featuring a large island with a "prep" sink, a top-of-the-line Dacor range, wine fridge, and a spacious walk-in pantry featuring a dutch door. The primary suite is a private sanctuary, offering impressive ocean views that can also be enjoyed from the balcony. The primary bathroom is complete with a marble tub surround, separate shower enclosure, and dual vanities. The custom closet system adds a touch of sophistication and ample storage space. The primary also features a loft space with multi-purpose use. The downstairs bedroom can be creatively utilized as an ADU, playroom, living room, or teen retreat, providing flexibility and convenience for your needs. Enjoy the large private enclosed deck which creates the ultimate space to dine al fresco and entertain. The newly landscaped front, back, and side yards include new irrigation, artificial grass, lighting, a Sonos sound system, fencing,



making outdoor living an absolute pleasure. Additional features include a new roof (2023), new painting and flooring in the downstairs bedroom, a wine cellar, and a state-of-the-art Daikin HVAC system installed in 2021. Window treatments have been thoughtfully added to the bedrooms , guest bathroom, exercise room, and downstairs room in 2021, enhancing both privacy and style. The long driveway, accessible from the alley through an electric rolling gate, leads to a 2-car garage, providing ample parking and security. Experience the epitome of luxury living where every detail has been meticulously curated to offer a refined and comfortable lifestyle. This wonderful home is also located within the boundary of prestigious Sunset View Elementary. Don't miss this rare opportunity to own a piece of paradise in Sunset Cliffs.

Built in 1990

Essential Information

MLS® #	240021436SD
Price	\$3,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,291
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Bennett
Listing Office	Compass

Community Information

Address	1040 Novara St
Area	92107 - Ocean Beach

Subdivision	Point Loma
City	San Diego
County	San Diego
Zip Code	92107

### Amenities

Parking Spaces	4
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street
View	Ocean, Panoramic, Water
Pool	None
Security	Security Gate

### Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

### Interior

Interior	Carpet, Wood
Interior Features	Utility Room, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooking, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood
Heating	Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### Additional Information

Date Listed	June 7th, 2024
Days on Market	81
Short Sale	N
RE / Bank Owned	N

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