

\$1,025,000 - 1609 Polk Ave, San Diego

MLS® #240027312SD

\$1,025,000

2 Bedroom, 3.00 Bathroom, 1,471 sqft
Residential on 0 Acres

University Heights, San Diego,

Welcome to this stunning tri-level townhome located in the heart of University Heights, just steps from Hillcrest, North Park, and the upcoming Normal Street Promenade. Featuring a low HOA and a private Large two-car garage, this home blends modern style with ultimate convenience. The flexible floor plan offers dual master suites and an optional den, perfect for use as a third bedroom. The gourmet kitchen boasts a large island, stainless steel appliances, and granite countertops, while hardwood floors flow through the main living areas. Additional highlights include an updated dining room, luxurious bathrooms, a private balcony, and in-unit washer/dryer. Enjoy the best of San Diego living in this vibrant neighborhood! 12 on Polk offers a unique opportunity to live in a townhome with no common walls, as each home is believed to be separated by a 4-inch gap with discreet copper coverings hiding the separation. Buyers and their agents should verify all details before closing escrow. The property features a large chef's kitchen with stainless steel appliances, distressed hardwood floors, granite countertops throughout, a tankless water heater, custom window coverings, and an oversized two-car private garage. The open floor plan includes dual master suites with walk-in closets and a bonus room on the entry level. This prime location is within walking distance of trendy bars, excellent restaurants, unique boutiques, the farmers market, Balboa Park, Sprouts, and



all the amenities Hillcrest and North Park offer. Plus, it's just steps away from the upcoming Normal Street Promenade, a new project designed for strolling, enjoying al fresco meals, and participating in community events. The Normal Street Promenade is a true reflection of San Diego's commitment to thoughtful urban development.

Built in 2008

Essential Information

MLS® #	240027312SD
Price	\$1,025,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Townhouse
Style	Mediterranean
Status	Closed
Listing Agent	Robert Whalen
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	1609 Polk Ave
Area	92103 - Mission Hills
Subdivision	University Heights
City	San Diego
County	San Diego
Zip Code	92103

Amenities

Amenities	Insurance, Maintenance Grounds
Utilities	Water Available

Parking Spaces	2
Parking	Garage, Garage Door Opener, Off Street
# of Garages	2
Garages	Garage, Garage Door Opener, Off Street
View	Neighborhood
Pool	None

Exterior

Exterior	Other, Stucco
Roof	Composition
Construction	Other, Stucco

Interior

Interior	Carpet, Wood
Interior Features	Balcony, Ceiling Fan(s), Crown Molding
Appliances	Dishwasher, Disposal, Electric Water Heater, Gas Cooking, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, See Remarks
Cooling	Central Air
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	November 21st, 2024
Days on Market	49
Short Sale	N
RE / Bank Owned	N

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