

# \$1,995,000 - 1225 Arbor Dr, San Diego

MLS® #250000692SD

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## \$1,995,000

3 Bedroom, 2.00 Bathroom, 1,324 sqft  
Residential on 0 Acres

San Diego, San Diego,

Mission Hills at its finest. On a picturesque corner lot abutting a canyon with majestic trees, this beautifully renovated 3-bedroom, 2-bath home offers timeless charm, modern comfort, security and convenience. This gem is located on a quiet double cul-de-sac steps from the heart of Mission Hills, where dining, boutique shopping, and a vibrant community await. Step inside to find a fully updated home, with an impeccable blend of charm with contemporary elegance. The new kitchen features luxurious finishes, new appliances, and thoughtful design. The original living room wood flooring and period details have lovingly been preserved to maintain the warmth and character of the home. Both bathrooms have been renovated to provide a spa-like retreat. New Nest thermostat and HVAC will keep you comfortable throughout the year. The private yard is a tranquil oasis, featuring orange and pomegranate trees and a generous outdoor living area perfect for dining, entertaining, or unwinding. Ample space to expand the existing home or add up to two ADUs offers incredible flexibility and potential. An optional studio space in the garage, complete with its own bathroom, is ideal for hosting guests or working from home. Within walking distance of schools, including Grant TK-8 and Francis Parker. Enjoy easy access to favorite restaurants and shopping. This home combines modern amenities, original character, and an extraordinary setting. Schedule a tour today and fall in love with your



new home!

Built in 1925

**Essential Information**

MLS® #	250000692SD
Price	\$1,995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.14
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristina Quesada
Listing Office	Douglas Elliman of California, Inc.

**Community Information**

Address	1225 Arbor Dr
Area	92103 - Mission Hills
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92103

**Amenities**

Parking Spaces	2
Parking	Concrete
# of Garages	1
Garages	Concrete
Pool	None

**Exterior**

Exterior	Redwood Siding
Roof	Composition
Construction	Redwood Siding

## Interior

Appliances	Dishwasher, Refrigerator, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 9th, 2025
Days on Market	5
Zoning	R-2:MINOR
Short Sale	N
RE / Bank Owned	N

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