

# **\$1,549,000 - 3325 Canon St, San Diego**

MLS® #250001453SD

**\$1,549,000**

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0 Acres

Point Loma, San Diego,

Located just six blocks from the bay, this Point Loma gem boasts expansive water and city views from its oversized 31' x 14' back deck. The residence features a beautifully upgraded interior, including a newly renovated kitchen with brass inlay marble tile from counter to ceiling, a 36" Cosmo gas range, microwave drawer & Samsung Bespoke refrigerator. A custom-built range hood cover and crisp quartz countertops enhance the 8' island with waterfalls on both ends. The home is fitted with new 9" luxury vinyl plank flooring and comes complete with a paid solar system installed in 2022, offsetting all SDG&E bills for the year. Additional upgrades include a large storage shed, a re-lined wastewater main line in 2021, a new roof in 2021, solar tubes in the kitchen and front bedroom.

Built in 1970

## **Essential Information**

MLS® #	250001453SD
Price	\$1,549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.12
Year Built	1970
Type	Residential



Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ryan Jamieson
Listing Office	360 Residential

## Community Information

Address	3325 Canon St
Area	92106 - Point Loma
Subdivision	Point Loma
City	San Diego
County	San Diego
Zip Code	92106

## Amenities

Parking Spaces	3
Parking	Concrete, Other
Garages	Concrete, Other
Pool	None

## Exterior

Exterior	Vinyl Siding
Roof	Elastomeric
Construction	Vinyl Siding

## Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Convection Oven, Gas Cooking, SixBurnerStove
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 17th, 2025
Days on Market	8
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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