

\$1,400,000 - 7224 Margerum Ave, San Diego

MLS® #250017216SD

\$1,400,000

3 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0 Acres

Del Cerro, San Diego,

Nestled in the coveted Del Cerro neighborhood, this impeccably remodeled 3-bedroom, 2-bathroom home offers an unparalleled living experience. Boasting 1,750 sq. ft. of luxurious, contemporary design, every detail has been carefully crafted to provide comfort, style, and functionality. As you step inside, you're greeted by a formal living room and a spacious family room, both enhanced by new, large windows and a striking 10-foot sliding glass door that seamlessly connects the indoors to the outdoors. See supp... The western-facing backyard offers sweeping views that are truly spectacular, perfect for enjoying sunsets or the Trex deck or entertaining guests around the gas fire pit, which comes complete with a mounted TV for the ultimate outdoor experience. The heart of the home is the chef-inspired custom kitchen. Featuring two-tone cabinetry with dark lower cabinets and light upper cabinets, it also offers a built-in glass or bottle rinser seamlessly set in the countertop for added convenience. The sleek design is complemented by high-end appliances, custom tiling, and beautiful wood floors that flow throughout the home. Tech enthusiasts will appreciate the smart features, including dual feature recessed lighting which can alternate from regular to a halo lighting effect; built-in Alexa for voice-controlled convenience, and electric fireplaces in both the primary bedroom and living room that can also be voice controlled. The property is also equipped with solar energy, ensuring energy



efficiency and lower utility costs. This home's remodel was so extensive that it's even been given an all new foundation. Additional highlights include a Nest thermostat, Wi-Fi-enabled front door lock, epoxy-coated garage floor, a dedicated space for RV or boat parking, turf front yard & clay tile roof. At the bottom of the lot, mature fruit trees add a touch of nature to the property, making it the perfect blend of luxury and convenience. This exceptional property in Del Cerro is a rare find and is now available for the discerning buyer looking for a truly turn-key home. Don't miss your chance to own this exquisite gem!"schedule a showing today!

Built in 1978

Essential Information

MLS® #	250017216SD
Price	\$1,400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	0.41
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adam Sussely-house
Listing Office	eXp Realty of California, Inc.

Community Information

Address	7224 Margerum Ave
Area	92120 - Del Cerro
Subdivision	Del Cerro
City	San Diego
County	San Diego
Zip Code	92120

Amenities

Utilities	Cable Available, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	6
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Mountain(s)
Pool	None

Exterior

Exterior	Stucco
Lot Description	Drip Irrigation/Bubblers, Sprinkler System
Construction	Stucco

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Refrigerator, Range Hood, ENERGY STAR Qualified Appliances, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom, Electric
# of Stories	1
Stories	One

Additional Information

Date Listed	January 24th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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