

# **\$1,155,000 - 4515 Natalie Dr, San Diego**

MLS® #250018792SD

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## **\$1,155,000**

2 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0 Acres

Talmadge, San Diego,

Welcome to this charming home in the Talmadge Park Estates Historic District. Enjoy the best of both worlds: original character enhanced by modern conveniences like central AC/heat, updated dual-pane windows, and landscape irrigation. Perched perfectly with a west-facing view, this residence captures stunning sunsets. The updated kitchen features gorgeous quartz countertops, and modern touches throughout accentuate the home's historic appeal. The spacious backyard features garden beds, a gazebo and added bonus area of over 350 sq. ft. is attached to the garage—versatile for a home office, studio, gym, playroom, workshop, or potential ADU conversion. Come stroll down Natalie Drive and discover this historic gem for yourself. Experience the prestige and potential appreciation of this desirable neighborhood, close to local favorites. Natalie Drive is nestled in the newly designated National Register Historic District of Talmadge Park Estates. This charming home in quaint Talmadge offers the perfect blend of historic charm and modern convenience. Enjoy easy access to all that San Diego has to offer via nearby freeways, while being part of the vibrant and active Talmadge community.



Built in 1939

## **Essential Information**

MLS® #                      250018792SD

Price	\$1,155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.13
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nick Redford
Listing Office	eXp Realty of California, Inc

### Community Information

Address	4515 Natalie Dr
Area	92115 - San Diego
Subdivision	Talmadge
City	San Diego
County	San Diego
Zip Code	92115

### Amenities

Parking Spaces	5
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
Pool	None

### Exterior

Exterior	Stucco
Lot Description	Sprinkler System
Roof	Composition
Construction	Stucco

### Interior

Interior Features	Separate/Formal Dining Room
Appliances	Refrigerator, Gas Cooking, Gas Cooktop, Gas Oven, Gas Water Heater, Range Hood

Heating	Electric, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	8
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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