

# **\$719,000 - 701 Kettner Blvd # 207, San Diego**

MLS® #250020225SD

**\$719,000**

1 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 6 Acres

Downtown, San Diego,

**STOP THE PRESSES!! FINALLY AVAILABLE AFTER 40 YEARS....the ULTIMATE MARINA DISTRICT LOCATION! Newly remodeled GROUND FLOOR PARK VIEW one bedroom in the gorgeous garden oasis PARK ROW! New Ikea kitchen w/dazzling quartz counters & under cabinet lighting, gas range, all new bathroom with south facing window, new vanity and fixtures, new gleaming oak hardwood flooring, new mirrored closet doors, fresh paint throughout. Oversized private walled-in patio with SPECTACULAR SIT-DOWN Pantoja Park views. Newer central AC, in unit washer-dryer closet. Gas fireplace with tile surround. Just a short walk to the resort style pool and spa. Nearly 1000sf of usable space when you include the 200+sf private patio! Only 8 ground floor 1BR units are fronting Pantoja Park in this complex. Only 4 are end units with extra windows & added privacy. This is one of them! Not available for 40 years but this stellar unit in an IMPOSSIBLE TO GET location is renovated and ready to be called yours!... THIS IS Park Row Condominiums! There's NOTHING like it Downtown!! Park Row is truly a San Diego treasure....a low rise garden oasis of 222 residences built on THREE CITY BLOCKS...more than 6 acres of PRIME Marina District property. No common hallways and no elevators! Down to earth homeowner fees that are half the cost compared to many nearby buildings. In a sea of high-density high-rises the lucky residents of Park Row get**



to enjoy winding garden pathways and fountains reminiscent of Mediterranean villas. The resort-like common area boasts a year-round heated pool, cozy spa, and a spacious clubhouse. Residents may reserve the clubhouse & its kitchen facility for a nominal fee for private events. The clubhouse has restrooms and an outside pool shower for convenience. Package deliveries are securely held in the clubhouse. Park Row is adjacent to Pantoja Park on G Street. Residents enjoy direct security gate access to the complex from this beautiful park. Pantoja Park is also the perfect place to take your dog for a walk and meet the neighbors! All units in Park Row come with one assigned parking space in the underground lot. Residents can rent an additional parking space for \$60/month from the HOA. Ask agent about parking rules. Generous guest parking in the outside lot adjacent to clubhouse. Each unit has a small storage cabinet in the garage. Bike cage and bike "vaults" are available for rent from the HOA at a nominal cost. Ten SDG&E car chargers can be found in the gated community garages. Whether you plan to walk to work....take a ten minute ride to the airport....march to a Padre game....saunter to Little Italy or the Gaslamp...or get your cardio along the extensive waterfront at nearby Seaport Village.....Park Row is at the epicenter of your Downtown world! Arrange a showing and make it YOURS!

Built in 1985

## Essential Information

MLS® #	250020225SD
Price	\$719,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	765
Acres	5.97
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Mark Hoppe
Listing Office	Mark Hoppe, Broker

## Community Information

Address	701 Kettner Blvd # 207
Area	92101 - San Diego Downtown
Subdivision	Downtown
City	San Diego
County	San Diego
Zip Code	92101

## Amenities

Amenities	Maintenance Grounds, Trash, Water, Insurance
Utilities	See Remarks
Parking Spaces	1
Parking	Community Structure, Gated
# of Garages	1
Garages	Community Structure, Gated
Has Pool	Yes
Pool	Community, In Ground

## Exterior

Exterior	Stucco, Other
Roof	Flat, Rolled/Hot Mop
Construction	Stucco, Other

## Interior

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

Stories One

## Additional Information

Date Listed February 28th, 2025

Days on Market 6

Short Sale N

RE / Bank Owned N

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