

\$1,595,000 - 2736 Nipoma St, San Diego

MLS® #250021446SD

\$1,595,000

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0 Acres

Point Loma, San Diego,

A legacy of family, love and romance all come together to be a part of a story that has been told for more than 60 years. This home is a storybook of moments that have played out over and over within these walls. Whether laughter or sadness, joy or festive celebrations, if these walls could talk, boy there would be some great stories to tell. Unobstructed panoramic views to the Pacific Ocean (and everything in between), expansive spaces, gracious mid-century design, fantastic quarter acre lot, and an exceptional Loma Portal location, all coalesce to write the story's prose. As the original chapters have come to a close, this classic novel is now ready for its new millennium SEQUEL. *See Supplement for Further details.* Nipoma Street is located on a mostly hidden section of Loma Portal, which is almost its own private enclave. Its unique perch high above the coast offers some of the most dazzling views anywhere in San Diego. This is truly a once-in-a-generation opportunity, no, actually once in 2 generations! The floorplan is ultra-flexible and features over 2,000sf of smartly designed space. Due to its genre, the floorplan exudes nostalgia. Whether it's the lathe and plaster walls and original hardwood floors in front, to the dramatic open beamed vaulted ceilings in the back, there is so much to love from yesteryear. From the understated drive-up curb appeal, enter into a warm and cozy living room. Two nice size bedrooms and an accompanying bath set the



stage. All feature the original hardwood floors which have been exposed after decades of carpet cover and are ready for renewal. From there, it flows directly to the kitchen, which in this home is truly the center and heart. With multiple dining spaces, there are plenty of options for a stunning future chefâ€™s kitchen to be created. Whatâ€™s ideal is the current open concept layout that has the kitchen looking over to the dramatic family room, with its endless vistas and walls of glass. All of it is accentuated by the soaring open beamed ceilings and framed with a classic corner stone fireplace. Off to the side, there is a spacious terrace, perfect for outdoor dining or lounging and taking in the view and crisp sea air. The primary suite is positioned perfectly in the southwest corner of the home. It is generous in size and space and boasts a walk out balcony through large sliders. There are 2 nice sized closets, its own en-suite bath, and topped off with the dramatic vaulted beamed ceilings just like in the family room. The home also has a lower level with a grand room that can have a multitude of uses, from secondary entertainment or game room, to offices, to an auxiliary guest room. There is also a pseudo indoor/outdoor utility room and a hidden workshop underneath in the basement. This property has extensive possibilities for expansion. Because of how the house is situated on the lot, and the vast area behind it, you could easily add more square footage, large terraces, a pool or ADU or extensive gardens. On the north side of the house, there is exceptional access for construction equipment and supplies, which could make future construction much easier. With the high value sales happening all over Loma Portal, the concept of investing in expansion or remodeling makes this property one of the best value-add opportunities out there on the market today. But why talk so much about the future when the here and now is so good also?

Sure, the place needs a nip, tuck and possibly some tummy sculpting, but really who doesn't after more than 6 decades of life? Just a little extra love could go a very long way. Do yourself a favor and check out this home. At the very least, come by and check out the view and you will never doubt why San Diego is truly America's Finest City.

Built in 1961

Essential Information

MLS® #	250021446SD
Price	\$1,595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.28
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Ken Pecus
Listing Office	eXp Realty of California, Inc

Community Information

Address	2736 Nipoma St
Area	92106 - Point Loma
Subdivision	Point Loma
City	San Diego
County	San Diego
Zip Code	92106

Amenities

Parking Spaces	3
Parking	Direct Access, Garage, Driveway

# of Garages	1
Garages	Direct Access, Garage, Driveway
View	Mountain(s), Neighborhood, Panoramic, Bay, Ocean, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Other
Lot Description	Sprinkler System
Roof	Composition
Construction	Other

Interior

Interior	Laminate, Tile, Wood
Interior Features	Bedroom on Main Level, Main Level Primary, See Remarks
Appliances	Dishwasher, Gas Cooktop, Disposal, Counter Top, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	March 13th, 2025
Days on Market	6
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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