

# **\$620,000 - 625 13th Street # 12, San Diego**

MLS® #250022874SD

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## **\$620,000**

2 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 0 Acres

Imperial Beach, San Diego,

Imagine sipping your morning coffee or unwinding with an afternoon glass of wine on your expansive 19-foot deck, taking in serene panoramic views of the Otay River Valley Regional Park. Step inside to discover a bright, welcoming home with an incredibly functional layout & all-new sleek luxury vinyl plank flooring throughout. The formal living room features a cozy bay window & gas fireplace, while offering expansive views that stretch beyond your formal dining area & out the sliding glass doors. Both bedrooms are spacious & feature ensuite bathrooms. The North-facing bedroom overlooks the Regional Park, enhancing the feeling of privacy & open space. The South-facing bedroom boasts vaulted ceilings & large, beautiful windows that add architectural charm & natural light. Convenience is key with a full-size laundry room located upstairs. Additional perks include 2 dedicated parking spaces & central forced heat. This gated community offers great amenities, including a BBQ area, pool, & spa, perfect for relaxation in the priceless San Diego weather. Enjoy the nearby local favorites like Novo Brazil Brewing, Mike Hess Brewing, Trident Coffee, Arandas Cafe, Katyâ€™s Cafe, SEA180Â° Coastal Tavern, & The Tin Fish. Located in the heart of the friendly & vibrant beachside community of Imperial Beach, youâ€™re just moments away from beautiful beaches, shops, & dining. Plus, youâ€™re conveniently located near Coronado Island, offering even more coastal



experiences right at your doorstep.  
\*\*\*SPECIAL financing option - 3% down - NO  
PMI - \$3,500-\$5,000 credit towards closing  
costs

Built in 1982

**Essential Information**

MLS® #	250022874SD
Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Tiffany Trost
Listing Office	eXp Realty of California, Inc

**Community Information**

Address	625 13th Street # 12
Area	92154 - Otay Mesa
Subdivision	Imperial Beach
City	San Diego
County	San Diego
Zip Code	92154

**Amenities**

Amenities	Controlled Access, Maintenance Grounds, Hot Water, Insurance, Barbecue, Pool, Pet Restrictions, Pets Allowed, Spa/Hot Tub, Trash, Water
Utilities	Cable Available, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, One Space, Gated, On Site, Other, Private, Uncovered
Garages	Assigned, One Space, Gated, On Site, Other, Private, Uncovered
View	Mountain(s), Panoramic, Reservoir, Water

Has Pool	Yes
Pool	Community, Heated, Association
Security	Gated Community

## Exterior

Lot Description	Corner Lot
Roof	Composition

## Interior

Interior Features	All Bedrooms Up
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	March 28th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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