

\$2,495,000 - 1309 9th St, Coronado

MLS® #250023817SD

\$2,495,000

5 Bedroom, 3.00 Bathroom, 2,184 sqft
Residential on 0 Acres

Coronado Village, Coronado,

When you talk about a rare opportunity, this is arguably one of the rarest that Coronado real estate has offered in a very long time! If we know anything about Coronado real estate values, it's that the value is in the land. That is universally true, until the improvements on the land give the property a value that is difficult to duplicate. This home was constructed for maximum square footage under long gone zoning laws. A home this size, on this size lot, can no longer be constructed. So now the value returns to the house itself, and that is what we have here. Situated in one of the most sought-after Village locations, these walls have decades of stories to tell with future decades to still be written. A mix of early 20th Century charm and a late 20th Century utility expansion, this is the home so many are waiting for. It can be lived in now, and then reimaged over time. See Supplement for more details. Let's talk about the early 20th Century charm—step inside and you will immediately feel the magnetism of the original architecture. The living and dining rooms feature high box beamed ceilings, original hardwood floors, stunning period built-ins, and a dramatic brick fireplace that combine to evoke the wholesome feelings of a time gone by. The study has a grand picture window and the classic built-in desk completes the old world ensemble. The rest of the home was created and expanded for maximum space, utility and easy living. Welcome to 1975 and the world



changed. Modern sensibilities take hold of growing families in society. There needs to be MORE space, as in collective space, laundry space, coffee space, reading space, bathroom space, but most of all, private bedroom space. Thankfully Coronado had one of the most accommodating zoning laws aimed at the young families that dotted our landscape. Taking full advantage of the options, this home grew into a Brady Bunch meets Partridge Family heaven. Finally, everyone has their space, and on top of that, a lot of it. The design was bold, featuring an abundance of light and high ceilings. You will love the vintage breakfast nook, the bright views, the most excellent laundry room ever, and endless possibilities for reimagination. It's 50 years later and time and tastes have changed once again. But what hasn't changed is the need for bright, well-constructed space. In Coronado, welcome home, you have found your space.

Built in 1914

Essential Information

MLS® #	250023817SD
Price	\$2,495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,184
Acres	0.06
Year Built	1914
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Ken Pecus
Listing Office	eXp Realty of California, Inc

Community Information

Address	1309 9th St
Area	92118 - Coronado
Subdivision	Coronado Village
City	Coronado
County	San Diego
Zip Code	92118

Amenities

Parking Spaces	3
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Lot Description	Sprinkler System, Sprinklers In Front
Roof	Composition
Construction	Wood Siding

Interior

Interior	Wood, Carpet
Appliances	Dishwasher, Disposal, Gas Water Heater, Range Hood, Counter Top, Electric Cooking, Electric Range, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 8th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 11th, 2025 at 3:20pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.