

# \$779,000 - 7615 Woodbine Way, San Diego

MLS® #250024695SD

## \$779,000

3 Bedroom, 2.00 Bathroom, 1,051 sqft  
Residential on 0 Acres

San Diego, San Diego,

Resort-Style Living with Stunning Canyon Views. 2.25% assumable VA loan available! Welcome to this beautifully upgraded 3-bedroom, 2-bath pool home designed for comfort, efficiency, and outdoor enjoyment. Energy-conscious features include two solar arrays and dual mini-split AC units to help keep utility costs low year-round. Step outside and enjoy your own private oasis with a sparkling pool and spa, a custom putting green, and an entertainer’s dream setup featuring an outdoor kitchen, covered patio, outdoor TV, and shower. Enjoy warm evenings under the palapa with a built-in concrete Mexican picnic table, or unwind in the hammock with serene canyon views all around. Thoughtfully landscaped with drought-tolerant plants, queen palms, and elegant uplighting around the pool, the yard is both beautiful and low-maintenance. The property also offers ample parking for up to 4 vehicles, plus RV parking—a rare find!



Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 250024695SD |
| Price          | \$779,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,051       |

|                |                              |
|----------------|------------------------------|
| Acres          | 0.22                         |
| Year Built     | 1960                         |
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Status         | Closed                       |
| Listing Agent  | Kelly Marugg                 |
| Listing Office | United Real Estate San Diego |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 7615 Woodbine Way |
| Area        | 92114 - Encanto   |
| Subdivision | San Diego         |
| City        | San Diego         |
| County      | San Diego         |
| Zip Code    | 92114             |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Available, Sewer Connected, Water Connected       |
| Parking Spaces | 6   |
| Parking        | Garage, Direct Access, Driveway                         |
| # of Garages   | 2   |
| Garages        | Garage, Direct Access, Driveway                         |
| Has Pool       | Yes   |
| Pool           | Gas Heat, Heated, In Ground, Private, See Remarks, Tile |
| Security       | Carbon Monoxide Detector(s), Closed Circuit Camera(s)   |

### **Exterior**

|                 |                  |
|-----------------|------------------|
| Exterior        | Stucco           |
| Lot Description | Sprinkler System |
| Roof            | Composition      |
| Construction    | Stucco           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior          | Tile  |
| Interior Features | Ceiling Fan(s), Recessed Lighting   |
| Appliances        | Gas Water Heater, Dishwasher, Disposal, Gas Cooking, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating           | Natural Gas, See Remarks  |
| Cooling           | See Remarks, Wall/Window Unit(s), Zoned   |

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Stories      | One |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 16th, 2025 |
| Days on Market  | 23               |
| Zoning          | R-1:SINGLE       |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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