

\$1,599,900 - 3694 Pershing Ave, San Diego

MLS® #250025340SD

\$1,599,900

3 Bedroom, 2.00 Bathroom, 1,436 sqft
Residential on 0 Acres

North Park, San Diego,

This one-of-a-kind, architecturally significant home offers rare Mills Act tax savings and has been featured in national and local publications, including **American Bungalow Magazine** and **The Bungalow: America's Arts and Crafts Home**. Described as a "Spanish/Mission Eclectic with Craftsman influences," the home showcases swooping curves, arched windows, and a cobblestone foundation—believed to be inspired by the architect's Michigan-born wife, combining West Coast charm with Midwest familiarity. Lovingly maintained and thoughtfully upgraded, this brick bungalow blends historic character with modern convenience.

Preserved gumwood built-ins, refinished hardwood floors, and original details remain intact, while recent updates include fully paid solar, whole-home water filtration, upgraded electrical, high-efficiency HVAC, alarm system with video surveillance, fresh interior paint, new landscaping, and a remodeled kitchen with new appliances, hardware, paint, and a charming breakfast nook with storage. The main level features a spacious living room, dining room, kitchen, three large bedrooms, and a full bath. A walkout basement offers a bonus room with kitchenette and bath—ideal for guests, office, or studio—with access to a fully fenced private yard. Enjoy neighborhood and sunset views from the refinished 20x10 rear deck. Perched on a gentle slope, the home includes a rare attached garage under the main living space with parking for two cars



(not tandem). Just blocks from 30th Streetâ€™s dining and shops, and three blocks from Morley Field and Balboa Park.

Built in 1924

Essential Information

MLS® #	250025340SD
Price	\$1,599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.15
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Chad Dannecker
Listing Office	Compass

Community Information

Address	3694 Pershing Ave
Area	92104 - North Park
Subdivision	North Park
City	San Diego
County	San Diego
Zip Code	92104

Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, On Street
# of Garages	2
Garages	Garage, On Street
View	Neighborhood
Pool	None

Security	Carbon Monoxide Detector(s), Smoke Detector(s)
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Exterior

Exterior	Brick, Wood Siding
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Roof	Rolled/Hot Mop
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Construction	Brick, Wood Siding
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Interior

Interior	Tile, Wood
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Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Recessed Lighting, Storage, Bedroom on Main Level, Stone Counters
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Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Electric Range, Gas Cooking
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Living Room
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# of Stories	1
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Stories	One
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Additional Information

Date Listed	April 23rd, 2025
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Days on Market	12
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Short Sale	N
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RE / Bank Owned	N
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