

\$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)

Exterior

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

Interior

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

Additional Information

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

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