

\$2,095,000 - 1275 Emerald, San Diego

MLS® #250025442SD

\$2,095,000

3 Bedroom, 3.00 Bathroom, 1,607 sqft
Residential on 0 Acres

Pacific Beach, San Diego,

Move-in ready with incredible value-add potential—this beautifully upgraded Pacific Beach classic with detached 400 sq ft unit is located just six blocks from the beach on a desirable 6300 sq ft corner lot. Whether you’re looking to move right in, expand the main home, explore the potential for an income-generating ADU, or create your dream backyard oasis with a pool, this property offers endless opportunities in one of San Diego’s most coveted coastal neighborhoods. Recent exterior enhancements include high-quality acrylic stucco, new roof and gutters, fully owned 10-panel solar system, tankless water heater, and new sewer line. Enjoy pet- and kid-friendly turf, custom redwood gates, privacy stucco wall, and an outdoor shower as well. Inside, refinished hardwood floors and solid wood doors preserve original charm, while modern features include dual-pane windows, updated plumbing, HVAC, and electrical, quartz countertops, solid wood cabinets, and premium appliances. The separate permitted bonus unit offers polished concrete floors, full bath, upgraded systems, and hookups for a potential kitchenette or laundry. Don’t miss the chance to live within walking distance to grocery stores, shops, restaurants, the beach, the bay, and everything else PB has to offer!

Built in 1951



Essential Information

MLS® #	250025442SD
Price	\$2,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Peter Middleton
Listing Office	eXp Realty of California, Inc.

Community Information

Address	1275 Emerald
Area	92109 - Pacific Beach
Subdivision	Pacific Beach
City	San Diego
County	San Diego
Zip Code	92109

Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Other
Garages	Driveway, Other
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Corner Lot
Roof	Composition
Construction	Stucco

Interior

Interior	Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Workshop
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Counter Top, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 27th, 2025 at 3:35pm 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.