

\$3,195,000 - 1215 Grand Ave, San Diego

MLS® #250027162SD

\$3,195,000

6 Bedroom, 5.00 Bathroom, 3,276 sqft
Residential on 0 Acres

Pacific Beach, San Diego,

Welcome to this immaculate property located blocks down from the sandy shores, offering the perfect blend of coastal living and turnkey investment potential. Fully remodeled from Ground Up. Step into this completely transformed home, where every inch has been reimagined with care, quality, and a designer touch. This property has been taken down to the studs and rebuilt to meet today's highest standards of style, comfort and efficiency. Electrical, plumbing, roof, everything is new. A total of 6 bedrooms, 4 full and 2 half bathrooms. Open-concept living areas filled with natural light. ready for immediate occupancy or rental. Ocean breezes from private patios and the convenience 2 car garage for each unit. Whether you're seeking a full-time residence with income potential, a vacation home, or a strong addition to your rental portfolio, this property is an exceptional find. Located in a desirable, walkable neighborhood, shops, restaurants, and beach activities. Don't miss your chance to own a move-in-ready beachside gem!. The Architect made the ADUs rendering, simplified 3D plan for 2 more units to build..project ready to go Also listed as multifamily under MLS# 250026528 Kitchen cabinets: Omega and Diamond Cabinet. Kitchen counters:Â natural carrara white marble imported from Italy.Bathrooms: high-end materials from Hangro/Kohler and Toto brands.Â Gres porcelain tiles imported from Italy. Centralized water filter system.Â Jacuzzi hard-wired



electrical connection. Marine-grade stain used for cedar wood fence. Units have separated 1/2 meters.

Built in 2005

Essential Information

MLS® #	250027162SD
Price	\$3,195,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,276
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Simona Battaglia
Listing Office	Weichert SoCal

Community Information

Address	1215 Grand Ave
Area	92109 - Pacific Beach
Subdivision	Pacific Beach
City	San Diego
County	San Diego
Zip Code	92109

Amenities

Parking Spaces	7
Parking	Direct Access, Garage, Garage Door Opener, Off Street
# of Garages	4
Garages	Direct Access, Garage, Garage Door Opener, Off Street
Pool	None

Exterior

Exterior	Stucco
----------	--------

Roof	Composition
Construction	Stucco

Interior

Appliances	Dishwasher, Microwave, Gas Cooking, SixBurnerStove, Water Purifier, Water Softener
Heating	Forced Air, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Guest Accommodations
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 5th, 2025
Days on Market	40
Zoning	R-3:RESTRI
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 3:50pm 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.