

\$3,750,000 - 3574 7th Avenue, San Diego

MLS® #250028592SD

\$3,750,000

4 Bedroom, 4.00 Bathroom, 3,522 sqft

Residential on 0 Acres

San Diego, San Diego,

Built in 1905, the Alice Lee / Irving J. Gill / Hazel Wood Waterman House is truly an historic landmark. Master Architect Hazel Waterman (under the guidance of Irving Gill) designed this distinguished residence with heavy dash stucco cladding and a large front door flanked with pillars and decorative wood detailing. With its clean horizontal lines and simplistic elegant design, Prairie-style architecture was first introduced to San Diego on this block which boasts the most significant concentration of prominent historical residences, designed by renowned architects. Kate Sessions is credited with the master planned residential landscape and streetscape design. Presidents Theodore Roosevelt, Franklin D. Roosevelt and First Lady Frances Folsom Cleveland all visited this notable estate as did Paul Revere's niece and two grandsons. With its 120 years of remarkable history, no detail was overlooked in the meticulous restoration of this Mills Act masterpiece which awaits its next steward. Property taxes for '24 were <\$6,000 due to Mills Act. Solar is owned and paid off.



Built in 1905

Essential Information

MLS® #	250028592SD
Price	\$3,750,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,522
Acres	0.39
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Janna Hernholm
Listing Office	Pacific Sotheby's International Realty

Community Information

Address	3574 7th Avenue
Area	92103 - Mission Hills
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92103

Amenities

Parking Spaces	3
Parking	On Street
# of Garages	3
Garages	On Street
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Sprinkler System
Roof	Composition

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
Fireplaces	Dining Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 27th, 2025
Days on Market	27
Zoning	SPECIAL AN
Short Sale	N
RE / Bank Owned	N

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