

# \$645,000 - 303 Sears Ave, San Diego

MLS® #250030473SD

**\$645,000**

3 Bedroom, 1.00 Bathroom, 2,865 sqft

Residential on 0 Acres

Encanto, San Diego,

PLEASE READ FULL

DESCRIPTIONâ€“RARE INVESTMENT & EXPANSION OPPORTUNITY! AS IS SALE SOLAR LEASE This is a value-packed property with multiple permitted improvements already paid! Whether youâ€™re a savvy investor or a visionary homeowner, this is your chance to maximize square footage, future income potential. ?? PROPERTY OVERVIEW:

â€¢ Main House: o 3 Bedrooms / 1 Full Bathroom o Functional layout o Open living/dining area with natural light o Kitchen appliances included o Existing structure has plans in place to add a full second-story master suite: ? 4th Bedroom ? En-suite bathroom with dual sinks ? Walk-in closet â€¢

Permitted Garage/Carport: o Adds usable space â€¢ Permitted ADU â€“ Under Construction: o 1 Bedroom / 1 Bathroom attached unit o Positioned on the Skyline Dr. side of the property o Features include: ?

Private entrance ? Separate property address for future rental or independent living o Will be a fully private, income-producing unit when completed ?? OUTDOOR LIVING: â€¢ Large Backyard o Room for entertaining, gardening, or future upgrades o Plenty of open space to relax or add a patio/outdoor kitchen â€¢

Private In-Ground Pool o Perfect for summer enjoyment or Airbnb appeal o Ideal for family fun or hosting guests o A rare and valuable feature in this neighborhood ?? WHATâ€™S INCLUDED IN THE 1,468 SQ FT OF NEW BUILD: â€¢ Second-story master suite



addition ¢ Garage conversion ¢ Attached  
ADU under construction o All work is fully  
permitted with engineered plans ??  
EXTERIOR & PARKING: ¢ 2 Large  
driveway plenty off-street parking(1 driveway  
will have a carport able to fit 2 vehicle

Built in 1954

## Essential Information

MLS® #	250030473SD
Price	\$645,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,865
Acres	0.00
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Manny Castillo
Listing Office	LPT Realty, Inc

## Community Information

Address	303 Sears Ave
Area	92114 - Encanto
Subdivision	Encanto
City	San Diego
County	San Diego
Zip Code	92114

## Amenities

Parking Spaces	6
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
Has Pool	Yes
Pool	In Ground

## Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Gas Cooktop, Gas Range, Microwave, Refrigerator, Range Hood, Counter Top, Electric Cooktop, Electric Range
Heating	None, See Remarks
Cooling	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	27
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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