

\$3,799,900 - 1312 3rd St, Coronado

MLS® #250032900SD

\$3,799,900

4 Bedroom, 3.00 Bathroom, 3,752 sqft
Residential on 0 Acres

Coronado Village, Coronado,

This rare offering includes two parcels being sold together, creating one of the largest residential lots currently on the market in Coronado. The combined size opens the door to a wide range of possibilities—live in the existing home while securing permits, design and build your dream estate, or subdivide and develop multiple residences. Whether you envision constructing three separate homes, selling off individual lots, or living in one while selling the others, the value per lot becomes incredibly compelling. The existing home offers 3,712 square feet with 4 bedrooms, 2.5 bathrooms, and an optional 5th bedroom. It’s filled with character, charm, and an easy coastal vibe. The layout is spacious and flexible, perfect for everyday living or entertaining. This is a rare blend of space, location, and potential in Coronado. Use the home as-is, or take advantage of the significant development options available (buyer to verify). Whether you’re seeking a private retreat with room to grow or a unique opportunity to build and invest, this property offers unmatched potential.



Built in 1940

Essential Information

MLS® #	250032900SD
Price	\$3,799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,752
Acres	0.27
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Alan Kinzel
Listing Office	Compass

Community Information

Address	1312 3rd St
Area	92118 - Coronado
Subdivision	Coronado Village
City	Coronado
County	San Diego
Zip Code	92118

Amenities

Parking Spaces	2
# of Garages	2
Pool	None

Exterior

Roof	Shingle
------	---------

Interior

Interior Features	Bedroom on Main Level
Appliances	Dishwasher, Disposal
Heating	Electric, Forced Air
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 14th, 2025
Days on Market	15
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 11th, 2025 at 2:12pm 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.