

# \$1,050,000 - 4749 Choctaw Dr, San Diego

MLS® #250037381SD

---

## \$1,050,000

3 Bedroom, 1.00 Bathroom, 1,148 sqft  
Residential on 0 Acres

San Diego, San Diego,

Opportunity knocks on this buildable lot just minutes from SDSU with tons of upside potential! Property will be delivered with approved plans for 6 additional units in back of the adorable existing 3 bedroom 1 bath craftsman home. Final approval pending on submitted plans for 6 ADUs, expected to be fully stamped and permit-ready by mid-September. Perfect for homeowners and multi-family investors alike. Live, develop and rent all on this incredible property. The existing craftsman home features hardwood floors, coved ceilings, classic brick fireplace, charming built-ins and a kitchen with granite countertops and bar seating. Twin doors let in an abundance of natural light and open onto the inviting front patio that is perfect for entertaining or your morning cup of coffee. The separate laundry room off the kitchen offers additional storage as well. Updated bathroom and dual mini-split AC units add to the modern comforts of this classic home. Huge backyard with endless potential! The approved plans for 6 ADU units are expected to be stamped and ready to pull permits within weeks. Don't miss the opportunity to build your future today! Great location convenient to SDSU campus, shopping, and dining.



Built in 1929

## Essential Information

MLS® #                      250037381SD

Price	\$1,050,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,148
Acres	0.16
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adam Renick
Listing Office	Coldwell Banker West

### Community Information

Address	4749 Choctaw Dr
Area	92115 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

### Amenities

Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
Pool	None

### Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes

Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	8
Zoning	R-2:MINOR
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 15th, 2025 at 1:56am 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.