

# \$800,000 - 433 E 6th Ave, Escondido

MLS® #250037938SD

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## \$800,000

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0 Acres

South Escondido, Escondido,

INCREDIBLE VALUE! Welcome to a hidden gem in the heart of Escondidoâ€™s sought-after Historic Districtâ€”where timeless charm meets modern flexibility. This character-rich property offers a rare blend of classic curb appeal and practical living spaces, all set within one of the cityâ€™s most vibrant and walkable neighborhoods. Set on a spacious, level lot adorned with mature landscaping and colorful vegetation, the home welcomes you with a peaceful front yard and a long, gated driveway. Behind the gate are a pair of useful sheds and a flexible 16x12 workshop spaceâ€”ideal for hobbyists, extra storage, workout room, or creative projects. Inside, youâ€™ll find a warm and inviting single-level main residence featuring 2 bedrooms and 2 bathrooms and a layout designed for comfort and functionality. What truly sets this property apart is the attached 1-bedroom, 1-bathroom Junior ADU (JADU)â€”a perfect solution for multigenerational living, a private guest suite, or rental income potential. Living here means you're just a short stroll from Escondidoâ€™s buzzing historic downtownâ€”home to restaurants, boutique shops, art galleries, the California Center for the Arts, and a host of community events. Whether you're seeking a peaceful retreat, an investment opportunity, or simply a place with soul, this home delivers. Come experience the good life in a neighborhood where history and community spirit come togetherâ€”and make this special



property your next chapter. See supplement for relatively recent upgrades that lead to making this beauty move in ready! Although this beauty is part of Historic Escondido, the owner has done several relatively recent upgrades/improvements to the property so you can simply hit the ground running, including: 1) New roof and skylights-2023 2) New rain gutters-2023 3) New flooring throughout the house and studio-since 2019 4) Gutted and did a complete remodel of studio-2023 (recently rented for \$1,400 all-inclusive/per month) 5) New plumbing under house and new water heater-2023 6) New washer/dryer in the main house-2023 7) New Electrical in studio-2023 8) Remodeled Primary Bathroom and new carpet in bedroom-2022 9) Remodeled 2nd Bathroom-2021 10) Complete rewire of house (2018) with a new panel and 6 new dedicated circuits 11) New dual pane windows-2018 12) New AC and gas heater-2018 13) Outside Paint-2019.

Built in 1950

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | 250037938SD                             |
| Price          | \$800,000                               |
| Bedrooms       | 3                                       |
| Bathrooms      | 3.00                                    |
| Full Baths     | 3                                       |
| Square Footage | 1,332                                   |
| Acres          | 0.13                                    |
| Year Built     | 1950                                    |
| Type           | Residential                             |
| Sub-Type       | Single Family Residence                 |
| Status         | Closed                                  |
| Listing Agent  | Chad Basinger                           |
| Listing Office | eXp Realty of Southern California, Inc. |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 433 E 6th Ave     |
| Area        | 92025 - Escondido |
| Subdivision | South Escondido   |
| City        | Escondido         |
| County      | San Diego         |
| Zip Code    | 92025             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Driveway, Gated, Other                         |
| Garages        | Driveway, Gated, Other                         |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s) |

### Exterior

|                 |   |
|-----------------|---|
| Exterior        | Wood Siding, Brick  |
| Lot Description | Sprinklers In Front, Sprinkler System, Drip Irrigation/Bubblers |
| Roof            | Composition   |
| Construction    | Wood Siding, Brick  |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile, Wood  |
| Interior Features | Main Level Primary, Workshop  |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator |
| Heating           | Forced Air, Fireplace(s), Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Family Room   |
| # of Stories      | 1   |
| Stories           | One   |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | September 3rd, 2025 |
| Days on Market  | 4                   |
| Zoning          | R-1:SINGLE          |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

Based on information from California Regional Multiple Listing Service, Inc. as of December 26th, 2025 at 11:41pm PST.

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