

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

MLS® #250037938SD

\$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 Escondido's sought-after Historic District 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 city'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 space—ideal for hobbyists, extra storage, workout room, or creative projects. Inside, you'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)—a perfect solution for multigenerational living, a private guest suite, or rental income potential. Living here means you're just a short stroll from Escondido's buzzing historic downtown—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 together—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

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