

\$3,300,000 - 3712 Promontory St, San Diego

MLS® #250038773SD

\$3,300,000

3 Bedroom, 4.00 Bathroom, 2,719 sqft

Residential on 0 Acres

Pacific Beach, San Diego,

Welcome to San Diegoâ€™s Crown Point, Sail Bay and Mission Beach playgrounds.. These iconic locales that trigger emotions of happiness in all of us, are here at your beck and call. Located a few minutes walk in any direction awaits the world of sailing, paddleboarding, Kayaking, volleyball, or sunrise and sunset walks. Introducing a residence conceived in a tropical dream and nestled in paradise. A custom-built home reflecting harmony and peace, as in the land of Shangri-La. Step through beautiful entry gates and enter a world all your own. Huge lots like this seldom come available this close to the water. The easy flowing floorplan integrates dramatic natural elements and free flowing spaces. The rooms are all spacious with intelligent design and the lot is grand in size, offering exceptional expansion possibilities. *See Supplement for Details* All the boxes get checked off with this houseâ€! Weâ€™ve already talked about the beauty and design, so let's dig into the function. First of all, you are at the beach.. So what could be better than onsite parking for up to 7 cars, and all in a most proper manner! Step inside and the majority of the 1st level is a great room featuring beautiful living and dining rooms, and an open concept chefâ€™s kitchen. The home was constructed in 2005 and its fixtures, surfaces and spaces have stood the test of time. The kitchen is large with maximum granite counters featured in a â€œUâ€• style peninsula. Plenty of storage and cabinetry



and, most importantly, plenty of elbow space to work. There is also a fantastic laundry and utility room conveniently adjacent to the kitchen. There are two primary suites, with one on each floor. The main suite is upstairs and has wonderful features such as two outdoor terraces, fireplace and a big walk-in closet.

The bath is luxurious with a shower big enough for a party, and a separate tub just beckoning for company. The secondary primary is on the entry level and features direct access out to the yard and spa. Its bath is also surprising with a grand shower and everything drenched in sunlight. There is also a large office on the first floor, powder room, 2nd floor guest suite and a wide staircase which fits the grand scale of the home. There is a rustic guest house on the property that is prime for remodeling or replacement. Buyers should consult directly with the City of San Diego Building Services, however, we believe the property is zoned RM-1-1. This zoning would allow 1 unit per 3,000sf of space, which should give this lot a total of 3 main units. The City of San Diego also allows 2 ADUs â€œBy Rightâ€• for a RM, and the Floor Area Ratio (FAR) for this location appears to be 75%, giving the ability to have 6,525sf of total livable space, inclusive of the main house (once again, Buyers are responsible to VERIFY ALL). What does this all mean? Well, with the convenience of being located on a lot that also features an alley, someone could add 3,500 +/- SF with 2 additional units and 2 ADUs for maximum utility. Keeping the existing house and adding up to 4 more units could create the residential beach compound of a lifetime!

Bottom line, the possibilities are vast.

Built in 2000

Essential Information

MLS® #

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Price	\$3,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,719
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ken Pecus
Listing Office	eXp Realty of California, Inc

Community Information

Address	3712 Promontory St
Area	92109 - Pacific Beach
Subdivision	Pacific Beach
City	San Diego
County	San Diego
Zip Code	92109

Amenities

Parking Spaces	8
Parking	Driveway, Circular Driveway, Concrete
# of Garages	2
Garages	Driveway, Circular Driveway, Concrete
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Stucco, Stone, Wood Siding
Lot Description	Sprinkler System
Roof	Composition, Asphalt
Construction	Stucco, Stone, Wood Siding

Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s)

Appliances	Built-In Range, Dishwasher, Gas Cooking, Disposal, Gas Water Heater, Microwave, Counter Top
Heating	Electric, Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 12th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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