

# **\$2,599,000 - 1040 Van Nuys St, San Diego**

MLS® #250040385SD

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**\$2,599,000**

4 Bedroom, 3.00 Bathroom, 2,377 sqft

Residential on 0 Acres

Pacific Beach, San Diego,

Beautifully remodeled home tucked away on a quiet North Pacific Beach cul-de-sac right along the Bird Rock/La Jolla border! This stunning 4-bedroom residence blends timeless design & modern luxury perfectly with its elegant designer kitchen, luxe baths, rich hardwood floors, soaring ceilings & spacious living areas! Enjoy an effortless San Diego lifestyle in this immaculate low maintenance lock & leave property, ideal for full or part time/seasonal residents alike! In a truly fantastic location, it's just a quick walk, bike ride or golf cart ride away from premier beaches, popular dining, shopping & schools! Add the bonus of a spacious 3-car garage with ample storage and you've got it all! Additional Details: The soaring ceilings and open loft create a bright airy ambiance, complimenting the seamless floorplan. The main level showcases a spacious formal living room and an elegant dining area that flows effortlessly into the open-concept family room and a chef-caliber kitchen. Designed with Italian cabinetry, illuminated pull out drawers and top-tier Sub Zero, Bosch & Wolf appliances, the kitchen also features quartz counters and a custom eat-in island with integrated dining table. Unwind by the sleek new gas fireplace with thermostat control for cozy evenings spent in comfort. Upstairs the thoughtfully designed layout includes four bedrooms and two beautifully remodeled baths. The luxurious primary suite with spa-inspired bath features curbless walk-in shower, smart bidet toilet,



dual sink vanity with lighted mirror cabinetry, radiant heated tile floors and a custom walk-in closet with abundant storage. The second full bath offers high-end finishes, a soaking tub/shower combo and extra storage. The three additional bedrooms offer flexible use as guest rooms, children's rooms or home offices, one with peek ocean views. The upstairs landing area creates an ideal reading nook or study space, bathed in natural light. Dual sliding doors from the dining and family rooms provide a seamless indoor-outdoor flow onto the patio which is an inviting oasis for alfresco dining and effortless entertaining. Other highlights include a chic powder room on the main floor and a convenient laundry room located near the direct access 3car garage. Be sure to explore the Matterport 3D URL link to get the full walkthrough experience of this fabulous property!

Built in 2004

**Essential Information**

MLS® #	250040385SD
Price	\$2,599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,377
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Kathleen Balch
Listing Office	Compass

**Community Information**

Address	1040 Van Nuys St
Area	92109 - Pacific Beach
Subdivision	Pacific Beach
City	San Diego
County	San Diego
Zip Code	92109

### **Amenities**

Parking Spaces	5
Parking	Driveway
# of Garages	3
Garages	Driveway
Pool	None

### **Exterior**

Exterior	Stucco
Construction	Stucco

### **Interior**

Interior Features	Eat-in Kitchen, All Bedrooms Up, Entrance Foyer, Loft, Utility Room
Appliances	Dishwasher, Microwave, Convection Oven, Disposal, Electric Cooking, Electric Range, Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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