

# \$988,000 - 4672 Rolando Blvd, San Diego

MLS® #250041706SD

**\$988,000**

3 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0 Acres

San Diego, San Diego,

Discover this storybook 1940s Traditional Cottage nestled on one of Rolando Village's most beloved tree-lined streets. Filled with warmth and character, this single-level home blends vintage charm with modern comfort, featuring coved ceilings, smooth plaster walls, central A/C, and full smart-home integration. The living room flows to a den or dining space, with French doors opening to a private backyard retreat complete with saltwater spa, fire pit, and custom Hue lighting. Meticulously upgraded with seismic strapping, 200-amp panel, and foundation work, this flat corner lot with two-car garage is zoned RS-1-7 and offers ADU potential. A rare find in a truly vibrant community. This Storybook 1940s Traditional Cottage captures the essence of classic San Diego living, where period charm meets modern innovation. Inside, arched coved ceilings, smooth plaster walls, and French doors reflect its historic craftsmanship, while smart-home upgrades including Ecobee HVAC, Hue lighting, Abode security, and Wi-Fi-controlled fans and fixtures add effortless modern comfort. Behind the beauty, the home has been structurally enhanced with seismic strapping, foundation leveling, new attic insulation, and a 200-amp electrical panel. The kitchen offers updated appliances, a walk-in pantry, and flows into a flexible den or dining space. Thoughtful touches include a built-in Murphy bed, new hardware, and central air conditioning. The backyard is a true oasis, featuring high-end



turf, stacked-stone planter beds, palm trees, and a saltwater spa, all framed by custom Hue lighting that shifts from soft evening glow to vibrant celebration hues. Even the fencing, garage windows, and exterior concrete have been renewed, while a greenhouse adds a sustainable touch. The flat corner lot with a two-car garage (accessed from Solita Ave) is zoned RS-1-7, allowing one ADU and one Junior ADU, with potential for up to four ADUs under the cityâ€™s density bonus program could be ideal for expansion, multi-generational living, or added income. Located in the heart of Rolando Village, minutes from SDSU, Downtown, and the beaches, this home blends timeless character, thoughtful upgrades, and the vibrant spirit of San Diego living.

Built in 1943

## Essential Information

MLS® #	250041706SD
Price	\$988,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Traditional
Status	Closed
Listing Agent	Nick Redford
Listing Office	eXp Realty of California, Inc

## Community Information

Address	4672 Rolando Blvd
Area	92115 - San Diego

Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

## Amenities

Parking Spaces	2
Parking	Garage, Garage Faces Side
# of Garages	2
Garages	Garage, Garage Faces Side
Has Pool	Yes
Pool	Heated, None
Security	Prewired

## Exterior

Exterior	Wood Siding
Lot Description	Corner Lot, Sprinklers In Rear, Sprinklers In Front
Roof	Composition
Construction	Wood Siding

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Smart Home
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Counter Top, Freezer, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	October 15th, 2025
Days on Market	7
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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