

# \$1,249,000 - 2303 Poinsettia Dr, San Diego

MLS® #250042852SD

---

## \$1,249,000

2 Bedroom, 1.00 Bathroom, 1,272 sqft  
Residential on 0 Acres

Point Loma, San Diego,

Welcome to this exceptional Point Loma property combining classic character, modern upgrades, and flexible living options with a main house, ADU and "bonus casita" on an oversized 7600 square ft lot. The main home offers 2 bedrooms and 1 bath, featuring beautiful hardwood floors, dual-pane windows, and a thoughtfully updated kitchen with quartz countertops and an office nook. French doors open to a covered back porch and private yard, creating the perfect indoor-outdoor living space for relaxing or entertaining. A detached studio ADU, built in 2016, adds incredible versatility – complete with a kitchenette, full bath, walk-in closet, laundry pop out and luxury vinyl plank flooring throughout. Additionally, a "bonus casita" with its own full bath provides even more options for guests, a home office, or rental income. Enjoy peace of mind and sustainability with paid solar, a Tesla battery, whole-house water filtration system, reverse osmosis, and numerous upgrades including a tankless water heater, new bathroom, new sewer line to the street, and bolstered foundation. The property also features two storage units, great curb appeal, and low-maintenance landscape. Large driveway allows for up to 4 cars for off-street parking. Located within walking distance to top-rated schools, the library, shopping, restaurants, coffee shops, and bakeries – and just 1.5 miles from the beach – this is Point Loma living at its best.



Built in 1943

## Essential Information

MLS® #	250042852SD
Price	\$1,249,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,272
Acres	0.17
Year Built	1943
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Leigh Ann Elledge
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	2303 Poinsettia Dr
Area	92106 - Point Loma
Subdivision	Point Loma
City	San Diego
County	San Diego
Zip Code	92106

## Amenities

Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Driveway, Other
Garages	Concrete, Driveway, Other
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Crown Molding, Stone Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Counter Top, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	November 14th, 2025
Days on Market	6
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 2:20pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.