

# \$1,150,000 - 3515 Merrimac Ave, San Diego

MLS® #250045680SD

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## \$1,150,000

3 Bedroom, 2.00 Bathroom, 1,490 sqft  
Residential on 0 Acres

Clairemont, San Diego,

Seller to entertain offers between \$999,000 - \$1,150,000. Discover this well-loved 1967 ranch-style home nestled in the sought-after Park West neighborhood of Clairemont and just around the corner from beautiful Gershwin Park. This home has been in the family since 1967 and has been thoughtfully cared for throughout the years, now ready to welcome its next chapter. The spacious layout offers both a separate living room and family room, providing flexible space for entertaining and relaxing. Enjoy the character of original wood floors, complemented by brand-new carpet in the secondary bedrooms and fresh interior paint throughout. Dual-pane windows offer energy efficiency and comfort year-round. Step outside to your own private retreat featuring a sparkling pool, built-in BBQ area, and a covered patio—ideal for sunny San Diego days and gatherings with family and friends. Centrally located with convenient access to shopping, dining, beaches, freeways, and all that San Diego has to offer, this home presents an exceptional opportunity in an unbeatable location. Don't miss it!



Built in 1967

## Essential Information

MLS® #	250045680SD
Price	\$1,150,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Leigh Ann Elledge
Listing Office	Berkshire Hathaway HomeServices California Properties

### Community Information

Address	3515 Merrimac Ave
Area	92117 - Clairemont Mesa
Subdivision	Clairemont
City	San Diego
County	San Diego
Zip Code	92117

### Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Faces Front
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Lot Description	Sprinklers In Front, Sprinkler System
Roof	Composition

### Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Bedroom on Main Level, Main Level Primary, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Water Heater, Refrigerator, Counter Top, Double

	Oven, Electric Cooking
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	December 12th, 2025
Days on Market	9
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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