

# **\$347,000 - 445 Island Ave # 312, San Diego**

MLS® #250046039SD

---

## **\$347,000**

0 Bedroom, 1.00 Bathroom, 483 sqft  
Residential on 1 Acres

Downtown, San Diego,

**OFFERED BELOW MARKET VALUE!!!**  
**COMPLETELY FURNISHED** adorable Residence in the Heart of the GAS LAMP District. Owner spared no expense in furnishing this stunning condo featuring a \$5,000 + custom CAL-KING BED from SPACES of San Diego, Washer/Dryer to linens & kitchenware! Just bring your toothbrush! Located in the most Prime location in the building, facing inner courtyard & pool area so is quieter than properties facing outward to Gaslamp District nightlife noise . New paint, newer carpet, RARE PRIVATE PATIO & Secure assigned parking space #392 on P-2. **LOCATION-LOCATION-LOCATION!!!** Upbeat urban living.....Walk to everything that the Gas Lamp District has to offer, The Embarcadero, Petco Park, Horton Plaza, 100's of restaurants, the Symphony, live Theatre and only 2 blocks to the trolley line. Gaslamp City Square offers street-level shops, secure entry, a fully landscaped interior courtyard, outdoor sundeck



Built in 2006

## **Essential Information**

MLS® #	250046039SD
Price	\$347,000
Bathrooms	1.00
Full Baths	1
Square Footage	483

Acres	0.56
Year Built	2006
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Mike Althof
Listing Office	Hunter & Maddox Intl. Inc.

## Community Information

Address	445 Island Ave # 312
Area	92101 - San Diego Downtown
Subdivision	Downtown
City	San Diego
County	San Diego
Zip Code	92101

## Amenities

Amenities	Fitness Center, Gas, Insurance, Outdoor Cooking Area, Barbecue, Pool, Spa/Hot Tub, Trash, Water
Utilities	Cable Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	1
Parking	Assigned, Gated, Public, Metered
# of Garages	1
Garages	Assigned, Gated, Public, Metered
View	City Lights, Courtyard, Pool
Has Pool	Yes
Pool	Community, Fenced, Filtered, Gunite, Gas Heat, Heated, In Ground, Association
Security	Fire Sprinkler System, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Brick
Roof	Rolled/Hot Mop
Construction	Brick

## Interior

Interior	Carpet, Tile
Interior Features	Furnished, Granite Counters

Appliances	Built-In Range, Dishwasher, Electric Range, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Exhaust Fan
Heating	Electric, Forced Air, Natural Gas
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	December 20th, 2025
Days on Market	12
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 6:30pm 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.