

\$475,000 - 425 Beech Street # 1654, San Diego

MLS® #AR25065335

\$475,000

1 Bedroom, 1.00 Bathroom, 693 sqft

Residential on 1 Acres

Downtown, San Diego,

\$475,000!!! We're excited to announce a NEW PRICE on this exceptional San Diego property. Set against the backdrop of the breathtaking San Diego Bay, this home offers an unbeatable blend of scenic beauty, tranquility, and convenience. Whether you're searching for a primary residence or the perfect second home getaway, this property is an ideal match. Located just steps from the vibrant heart of Little Italy. This light-filled home features an open-concept layout, showcasing modern finishes and large windows bringing in abundant natural light. Washer and Dryer are included for your convenience. The Acqua Vista complex enhances urban living with 24/7 community attendant, EV charging stations, and a state-of-the-art fitness center. Residents can unwind at the newly renovated rooftop terrace, complete with a pool, chaise lounges, fire pits, BBQ grills, and a hot tub- perfect for entertaining or relaxing. This condo offers easy access to San Diego's finest amenities. Stroll to the Little Italy Farmers Market, dine at renowned restaurants, or grab a coffee before exploring Balboa Park. With close proximity to museums, nightlife, Petco Park, and San Diego International Airport, this home truly embodies the best of urban living. Don't miss this opportunity to own a piece of one of San Diego's most desirable neighborhoods! AS A SPECIAL BONUS, seller will provide CONCESSIONS to buyer up to \$10,656, which may be applied toward covering 1-YEAR of



HOA feesâ€"allowing the buyer to enjoy the first year HOA-FREE!!!

Built in 2004

Essential Information

MLS® #	AR25065335
Price	\$475,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	693
Acres	1.38
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	May Arroyo
Listing Office	Premier Properties Realty Prof

Community Information

Address	425 Beech Street # 1654
Area	92101 - San Diego Downtown
Subdivision	Downtown
City	San Diego
County	San Diego
Zip Code	92101

Amenities

Amenities	Controlled Access, Pool, Barbecue, Fire Pit, Fitness Center, Maintenance Grounds, Management, Pet Restrictions, Security, Trash, Water
Parking Spaces	1
Parking	Garage
# of Garages	1
Garages	Garage
View	Bay
Has Pool	Yes
Pool	Community, Association

Security 24 Hour Security

Exterior

Exterior Stucco

Construction Stucco

Interior

Interior Laminate

Interior Features All Bedrooms Down

Appliances Gas Oven, Gas Range, Refrigerator, Dryer, Washer, Built-In Range

Heating Forced Air

Cooling Central Air

Fireplaces None

of Stories 1

Stories One

School Information

District San Diego Unified

Additional Information

Date Listed March 25th, 2025

Days on Market 66

Zoning CCPD-ER

Short Sale N

RE / Bank Owned N

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