

# \$799,000 - 3669 Orange Avenue, San Diego

MLS® #IG25075348

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## \$799,000

2 Bedroom, 1.00 Bathroom, 672 sqft  
Residential on 0 Acres

North Park, San Diego,

### HUGE PRICE REDUCTION! 3.75%

Assumable Loan! Welcome to your charming North Park Craftsman! This beautifully updated 2-bedroom, 1-bathroom home perfectly blends historic character with modern upgrades. Step inside to discover a bright and open layout featuring brand new flooring throughout, fresh interior and exterior paint, and a newly installed mini split system providing efficient heating and cooling all year long.

Enjoy a welcoming front porch that spans the width of the home. Entertain with ease in the newly added covered outdoor space, conveniently accessible from the dining room through a side access door. Tucked behind privacy gates, you'll find a detached 1-car garage with an additional parking space in front, plus a second private parking spot on the opposite side of the home.

A major highlight of this home is the VA assumable loan at an incredible 3.75% interest rate which offers a rare opportunity for qualified buyers to secure significant long-term savings and lower monthly payments.

Located just minutes from trendy restaurants, shops, freeways, and schools, this North Park gem offers the ideal balance of urban convenience and neighborhood charm.

Don't miss your chance to own a move-in ready home with exceptional financial advantages in one of San Diego's most desirable communities!



Built in 1925

## Essential Information

MLS® #	IG25075348
Price	\$799,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.07
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandon Greene
Listing Office	Berkshire Hathaway Homeservices California Realty

## Community Information

Address	3669 Orange Avenue
Area	92104 - North Park
Subdivision	North Park
City	San Diego
County	San Diego
Zip Code	92104

## Amenities

Parking Spaces	1
# of Garages	1
View	City Lights
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Down
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

Additional Information

Date Listed	April 8th, 2025
Days on Market	76
Zoning	RM-1-2
Short Sale	N
RE / Bank Owned	N

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