

# \$2,050,000 - 2724 Arland Road, Carlsbad

MLS® #NDP2500873

**\$2,050,000**

2 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0 Acres

N/A, Carlsbad,

Cool single story cottage style home on a fully useable, private, estate sized (19,200sf) lot with views. Opportunity to either enjoy this special property as is or take advantage of development possibilities which may pay off now or in the future as a value-add benefit upon resale by adding an ADU or two which could provide either additional income or create more family options. Architect owned, light and bright, meticulously maintained.

Original hardwood floors, refreshing atrium bar area. Exotic, tropical inspired fencing enhances the theme. Highly upgraded bathroom remodels. Tankless water heating, seller owned solar, drip irrigation and more.

Second story addition would yield some ocean views. Plenty of room to expand this home if needed. Throw parties or enjoy gatherings overlooking the colorful, engaging, koi pond and lush, tree filled greenery. Work from home or on hobbies in the pond side, detached, office hut. Then slide into the covered spa, have a cocktail, and wind down. Develop additional on-site amenities to supplement the quality surroundings among the existing specimen & fruit producing trees and other impressive foliage on site. Property may also qualify for SB-9 (California Home Act), as allowed by the city which may include expanded development opportunities. Use your imagination in your own private world with this fully useable spacious parcel, located on a quiet street in this highly sought after location. Easy access to much this vibrant, exciting city



and the coast has to offer. Also, See attached digital brochure for easy scrolling through the photos in hi res. Easy to see. FYI - NUMEROUS HIGH END SALES NEAR THIS LOCATION IN THE 4 MILL RANGE. SEE CMA IN PHOTOS .

Built in 1951

## Essential Information

MLS® #	NDP2500873
Price	\$2,050,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,750
Acres	0.44
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Norm Berg
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	2724 Arland Road
Area	92008 - Carlsbad
Subdivision	N/A
City	Carlsbad
County	San Diego
Zip Code	92008

## Amenities

Utilities	Electricity Connected
Parking Spaces	5
# of Garages	1
View	Neighborhood, Ocean, Peek-A-Boo, Pond, Trees/Woods
Pool	None

## Exterior

Exterior Features	Koi Pond, Rain Gutters
Lot Description	Gentle Sloping
Roof	Composition

## Interior

Interior	Wood, See Remarks
Interior Features	Separate/Formal Dining Room, Bar, Brick Walls, Ceiling Fan(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Carlsbad Unified
Elementary	Buena Vista
Middle	Valley
High	Carlsbad

## Additional Information

Date Listed	January 10th, 2025
Days on Market	69
Zoning	R-1 single family residence
Short Sale	N
RE / Bank Owned	N

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