

\$4,395,000 - 145 13th Street, Del Mar

MLS® #NDP2503624

\$4,395,000

3 Bedroom, 3.00 Bathroom, 1,965 sqft
Residential on 0 Acres

N/A, Del Mar,

Welcome to 145 13th St, Del Mar, a rare coastal gem located in the heart of Del Mar Village, just 300 steps from Powerhouse Park and the beach. This 3-bedroom, 2.5-bathroom home offers a versatile layout, including two primary suites—one conveniently on the first floor and another upstairs with a private living area and a patio showcasing breathtaking ocean views. Spanning nearly 2,000 sq. ft., this property provides ample off-street parking, a single-car garage, an EV charger, and multiple outdoor spaces for relaxation and entertaining. Lightly updated, it also presents a fantastic opportunity for expansion.

Architectural plans by Bokal & Sneed have been prepared, and are currently with the city for approval. The plans contemplate a home with approximately 2,600 sq. ft. with an optional ADU. The proposed design includes three en-suite bedrooms, an office, a media room, an open-concept living and dining area, and an expansive kitchen, all complemented by indoor-outdoor living spaces, water features, and generous patio areas. Situated in one of San Diego's most desirable coastal neighborhoods, this home offers an unparalleled walkable lifestyle, just moments from award-winning restaurants, boutique shops, and world-class beaches. Whether you choose to move in as-is or bring the expansion vision to life, this is a rare opportunity to own a premier piece of Del Mar real estate.



Built in 1939

Essential Information

MLS® #	NDP2503624
Price	\$4,395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.12
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jason Barry
Listing Office	Barry Estates

Community Information

Address	145 13th Street
Area	92014 - Del Mar
Subdivision	N/A
City	Del Mar
County	San Diego
Zip Code	92014

Amenities

Parking Spaces	1
# of Garages	1
View	Ocean, Water
Pool	None

Exterior

Lot Description	Landscaped
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Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District San Diego Unified

Additional Information

Date Listed April 14th, 2025
Days on Market 107
Zoning R-1
Short Sale N
RE / Bank Owned N

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