

# **\$979,000 - 6817 Birchwood Street, San Diego**

MLS® #NDP2508411

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## **\$979,000**

3 Bedroom, 2.00 Bathroom, 1,174 sqft  
Residential on 0 Acres

N/A, San Diego,

Beautifully updated light-filled home with vaulted ceilings - near schools, a shopping center, a community park/rec center and Mission Trails hiking area, with easy I-8 access. Recent enhancements include a new roof, outside house paint, epoxy garage floor and freshly painted garage walls. Newer gorgeous hickory hardwood floors throughout, with tile flooring in the 2 full bathrooms. Other features include plantation shutters, dual paned windows, fully owned solar (15 panels), indoor laundry space and newer furnace, A/C, water heater, plumbing, appliances and inside paint. Breaker box and most of electrical is less than 10 years old. The 3rd bedroom has been opened up, creating a spacious primary bedroom retreat. The wall could be reestablished for a 3rd bedroom if desired. The 2nd bedroom and bath are on the opposite side of the home from the primary suite, creating an ideal flow to the layout. The backyard is fenced and private, with low maintenance drip irrigation Xeriscape landscaping, newer blended turf (4 shades), and a covered patio with pavers. AT&T fiber internet already wired to the home. Come see this gem before it sells!



Built in 1956

## **Essential Information**

MLS® #	NDP2508411
Price	\$979,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Diana Meredith
Listing Office	Sanborn Realty

### Community Information

Address	6817 Birchwood Street
Area	92120 - Del Cerro
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92120

### Amenities

Parking Spaces	5
# of Garages	2
View	Neighborhood
Pool	None

### Exterior

Lot Description	Drip Irrigation/Bubblers, Near Park, Yard
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### Interior

Interior	Wood, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Dressing Area
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Dryer, Gas Range, Gas Water Heater, Ice Maker, Washer, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None

# of Stories	1
Stories	One

## School Information

District	San Diego Unified
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## Additional Information

Date Listed	August 27th, 2025
Days on Market	86
Zoning	Rs-1-7
Short Sale	N
RE / Bank Owned	N

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