

# **\$849,000 - 4615 Monroe Avenue, San Diego**

MLS® #OC25104832

**\$849,000**

2 Bedroom, 1.00 Bathroom, 928 sqft

## Residential on 0 Acres

Talmadge, San Diego,

**FIXER!!!!**Welcome to 4615 Monroe Avenue, a unique property nestled in the historic heart of Talmadge Park Estates. This iconic home, built by renowned master craftsmen Hays and Jackson, presents a wonderful opportunity to restore a piece of San Diego's distinguished minimalist-traditional architecture. The residence features two bedrooms and one bathroom within its 928 square feet of living space, situated on a 5,000 sq ft lot. Inside, you'll find sunlit interiors and original hardwood floors throughout, with the exception of the kitchen. Character abounds with details like original French doors and classic moldings that speak to the elegance of its era. While the kitchen was updated in the early 2000s with granite countertops and newer cabinetry, it offers a functional space ready for your personal touch. Outside, a generous backyard awaits, complete with a large covered patio ideal for outdoor dining and mature trees that create a peaceful, shaded retreat. A long gated driveway leads to a detached two-car garage, providing ample off-street parking and potential for various uses. Being part of the Talmadge Historic District, this home holds recognition from both the San Diego Historical Society and the National Register of Historic Places. This historic designation not only celebrates its significance but may also offer potential property tax benefits. Enjoying a quiet street location, 4615 Monroe is conveniently located just minutes from beaches, diverse dining options, and major



commuter routes. This is more than just a home; it's an exceptional chance to own and revitalize a genuine piece of California history. We invite you to explore the potential of this remarkable property. Please contact us if you would like to schedule a viewing or have any questions.

Built in 1940

## Essential Information

MLS® #	OC25104832
Price	\$849,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	928
Acres	0.11
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nancy Aynehchi
Listing Office	First Team Real Estate

## Community Information

Address	4615 Monroe Avenue
Area	92115 - San Diego
Subdivision	Talmadge
City	San Diego
County	San Diego
Zip Code	92115

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Side By Side
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Side By Side

View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Construction	Stucco
Foundation	Raised

## Interior

Interior Features	All Bedrooms Down
Appliances	Freezer, Gas Oven, Gas Range, Refrigerator, Water Heater
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	San Diego Unified
Elementary	Franklin

## Additional Information

Date Listed	May 11th, 2025
Days on Market	12
Zoning	RS-1-7
Short Sale	N
RE / Bank Owned	N

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