

# **\$1,250,000 - 4645 49th Street, San Diego**

MLS® #PTP2500301

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## **\$1,250,000**

2 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential on 0 Acres

N/A, San Diego,

Welcome to this lovingly maintained 2-bedroom, 1.5-bath mid-century home in the sought-after historic Talmadge Park Estates neighborhood. The light-filled interior offers plenty of space for living and entertaining with open living and dining rooms and converted three-seasons room. The backyard offers a beautifully turfed yard, complete with a patio, gazebo, fire pit and outdoor shower creating a serene setting for relaxation or gatherings. The detached 1.5-car garage, accessible via an alley, includes EV charger, laundry facilities and a dedicated home office space or guest room, providing versatility and convenience. The property also features artistic landscaping with fruit trees, enhancing the peaceful outdoor retreat. Talmadge is a charming neighborhood known for its unique combination of historical charm, architectural beauty, cultural diversity, serene atmosphere, central location and community spirit. This serene and picturesque neighborhood fosters a sense of community with events such as an annual block party, food truck nights, holiday caroling, 4th of July and Halloween parades and more. Talmadge's proximity to major San Diego attractions, including Balboa Park, downtown, and the beach, makes it a convenient place to live without sacrificing tranquility. Don't miss your chance to own this charming home in one of San Diego's most desirable neighborhoods!

Built in 1941



**Essential Information**

MLS® #	PTP2500301
Price	\$1,250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,576
Acres	0.12
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Allison Violetto
Listing Office	The Avenue Home Collective

**Community Information**

Address	4645 49th Street
Area	92115 - San Diego
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92115

**Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Yard, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Sprinkler System
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**Interior**

Interior	Tile, Wood
Interior Features	All Bedrooms Down, Primary Suite, Bedroom on Main Level, Main Level Primary

Appliances	Dryer, Washer
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	December 6th, 2024
Days on Market	9
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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