

\$789,000 - 809 Merlin Drive, San Diego

MLS® #PTP2500752

\$789,000

3 Bedroom, 2.00 Bathroom, 1,547 sqft
Residential on 0 Acres

N/A, San Diego,

This charming home consists of a 2-bedroom, 1-bathroom main house, complemented by a fully permitted 1-bedroom, 1-bathroom accessory dwelling unit (ADU). Whether you're looking for a multigenerational living solution, a potential rental income opportunity, or additional space for guests, this property delivers on all fronts. The main house boasts a cozy yet functional layout with abundant natural light. The living area is perfect for relaxation and entertainment, while the adjacent kitchen features ample cabinet space, modern appliances, and a warm atmosphere that invites culinary creativity. Both bedrooms provide comfortable retreats. The permitted ADU is a standout feature, offering its own private entrance and a self-contained living experience. This unit includes a spacious bedroom, a full bathroom, a kitchenette, and a comfortable living area. It's ideal for extended family, tenants, or even as a private office or creative space. With thoughtful design and efficient use of space, the ADU adds exceptional value to this property. Outside, the property includes a generously sized yard, perfect for outdoor gatherings, gardening, or simply enjoying San Diego's beautiful weather. There's ample parking for both the main house and ADU, ensuring convenience for all residents. The property's location in the 92114 area provides easy access to local schools, parks, shopping, and major freeways, making it a practical choice for both work and play. This



3-bed, 2-bath property with its flexible layout and desirable features is a rare find. Whether youâ€™re an investor looking for additional income potential or a homeowner seeking a home with built-in flexibility, this property offers endless possibilities. Donâ€™t miss your chance toÂ makeÂ itÂ yours!

Built in 1949

Essential Information

MLS® #	PTP2500752
Price	\$789,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Enrique Anguiano
Listing Office	ShoppingSDHouses

Community Information

Address	809 Merlin Drive
Area	92114 - Encanto
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92114

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Interior Features All Bedrooms Down
Cooling Central Air
Fireplaces None
of Stories 1
Stories One

School Information

District Other

Additional Information

Date Listed December 22nd, 2024
Days on Market 2
Zoning R-2:MINOR MULTIPLE
Short Sale N
RE / Bank Owned N

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