

Sunset Cliffs



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The perfect home to enjoy San Diego's enviable indoor/outdoor living and just steps from the water's edge. The elegant living and dining areas are perfect for formal affairs. Enjoy your morning coffee in the spacious eat in kitchen with ocean views. Relax in the cozy family room just off the kitchen. Work from home in the richly paneled library or use it as a private retreat. And at day's end retire to your luxurious master suite that has to be seen to be appreciated.

Pride of ownership is evident in the many upgrades including solar panels, two EV chargers, and large laundry room in the three-car garage. This home mixes style and grandeur with a gracious day to day practicality.

5,471 SF, 4 BR, 6 BA, Formal Dining, Family Room, Library, Eat-In Kitchen, 3 Fireplaces, Large Courtyard and Patio, 3 Car Garage, 3 Driveway Spaces



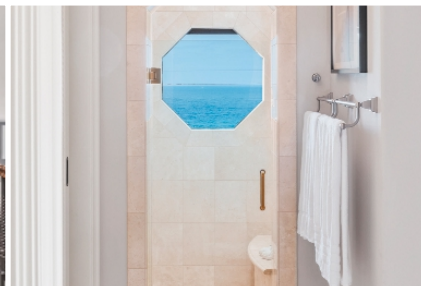


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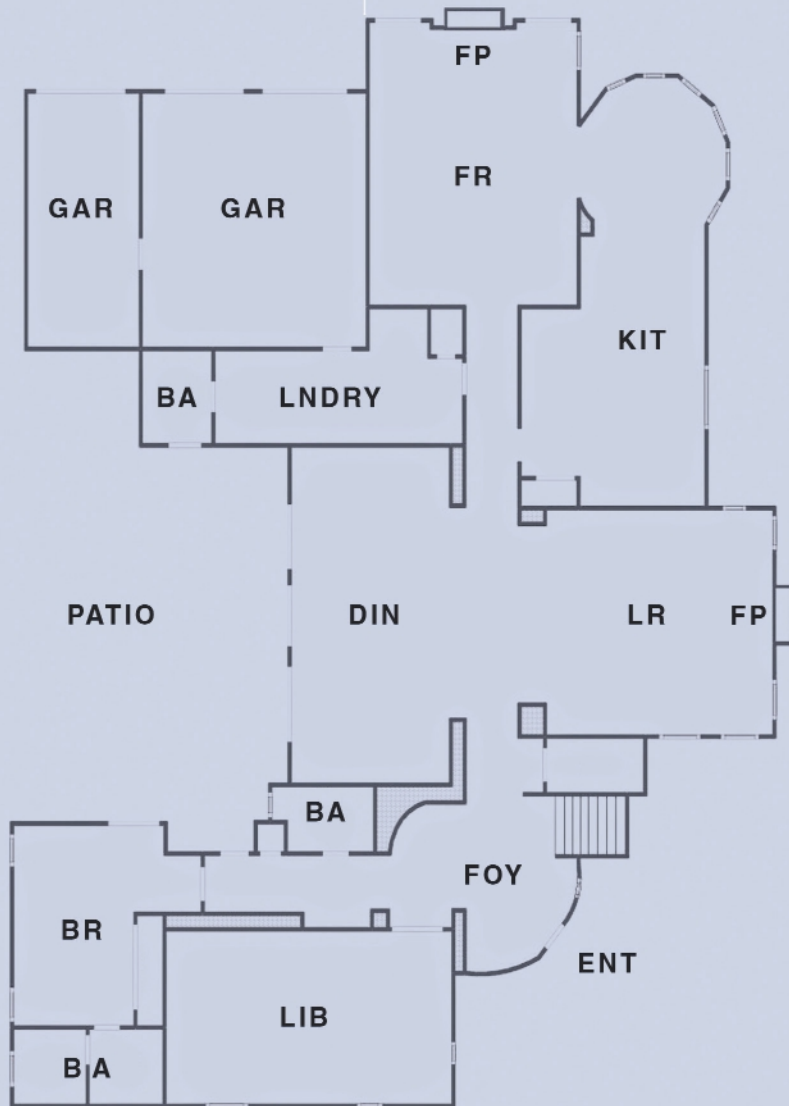




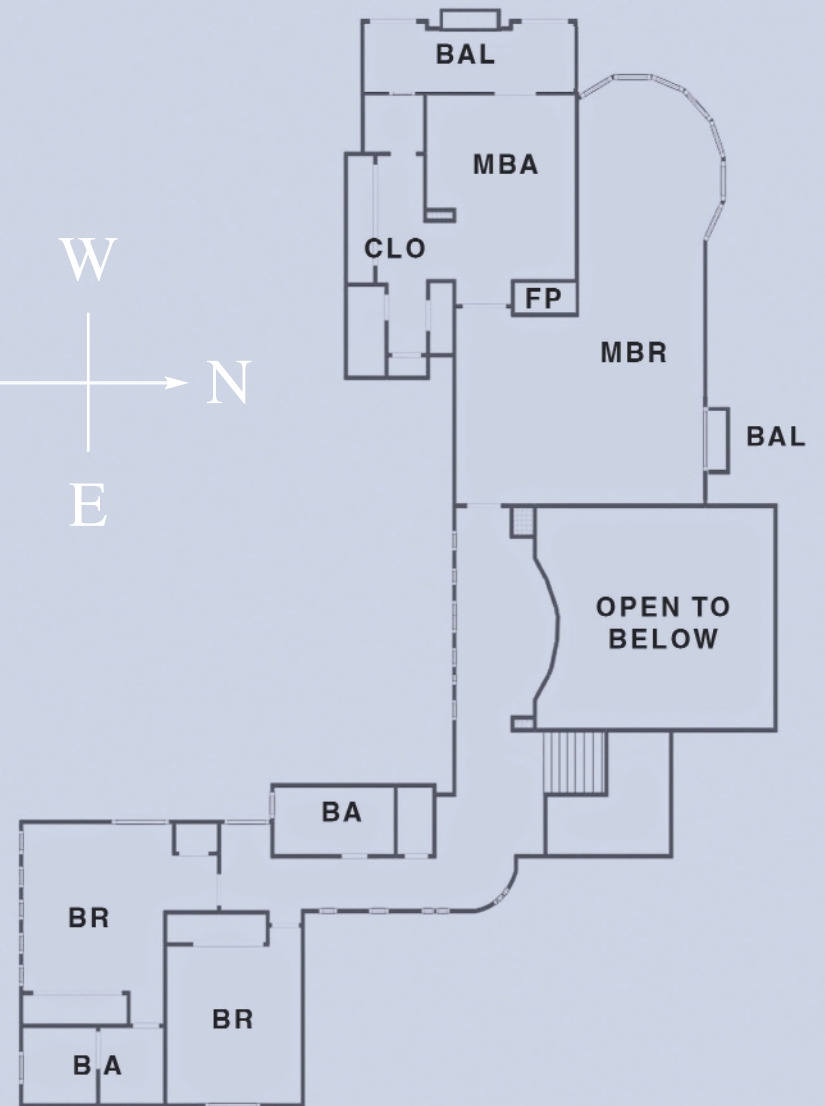
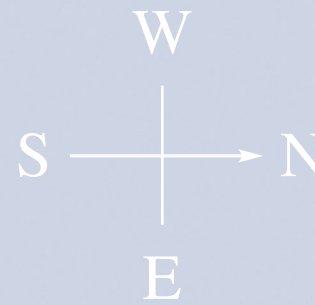
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FIRST FLOOR

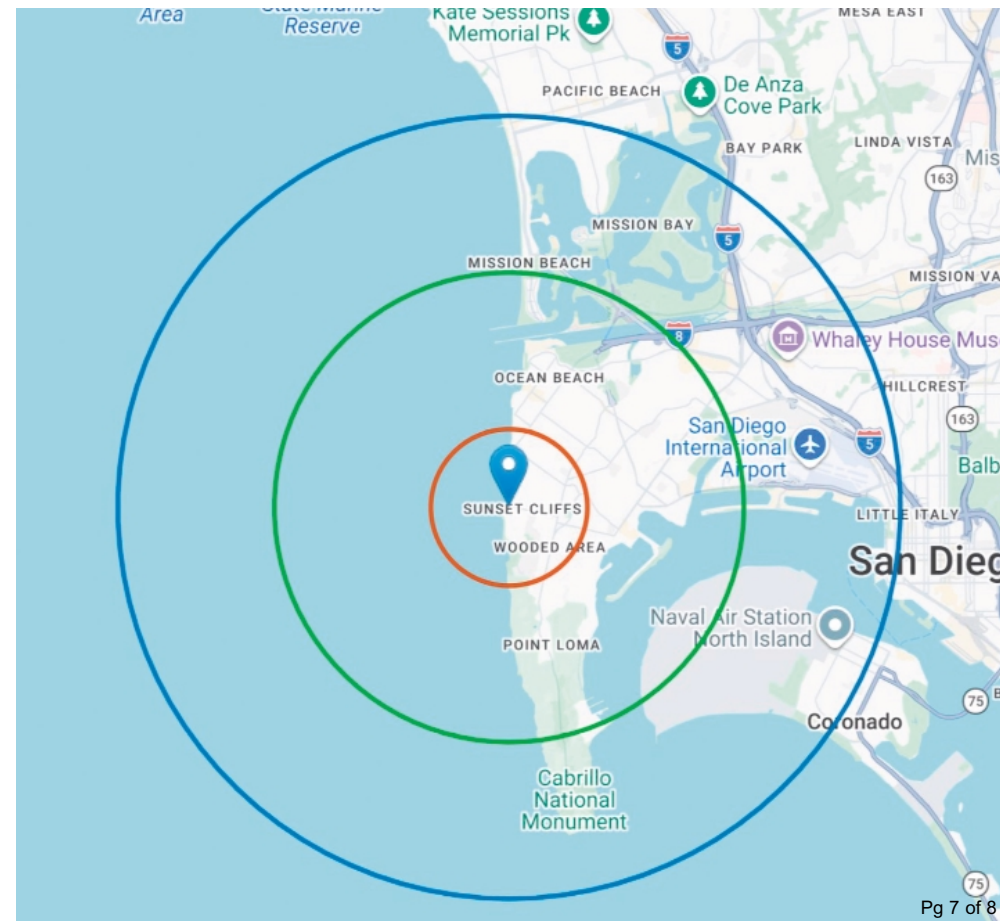


SECOND FLOOR



RECENT UPGRADES

YEAR	VALUE	DESCRIPTION
2011	\$20,000.00	Hardwood floor in primary bedroom (upstairs)
2011	\$15,000.00	Hardwood floor in main guest bedroom (upstairs)
2011	\$15,000.00	Hardwood floors in secondary guest bedroom (upstairs)
2011	\$15,000.00	Hardwood floors in library
2011	\$15,000.00	Marble floor in living room
2011	\$25,000.00	Primary bedroom built-in floor-to-ceiling desk unit with lockable doors flanked by shelves and cabinets
2011	\$20,000.00	Two extensive built-in bookshelf units along upstairs halls
2011	\$15,000.00	Kitchen cabinets and island repainted and refurbished
2011	\$10,000.00	Velvet fabric wall covering added to downstairs WC
2011	\$30,000.00	Entire home interior repainted
2013	\$30,000.00	Entire home exterior repainted (2026 touch-up)
2014	\$60,000.00	Solar panels (46) sufficient to power entire house, including all HVAC (2 heat pumps), 2 electric cars, induction cooktop, with surplus producing rolling credit typically \$500 to \$1,000
2022	\$2,000.00	New washing machine
2022	\$3,500.00	New induction cooktop
2022	\$2,500.00	Three new garage door openers
2023	\$35,000.00	Two new heat pumps providing heat and AC
2023	\$80,000.00	Landscaping
2024	\$50,000.00	New Anderson doors and windows: primary bath balcony double doors, primary bedroom balcony double doors, upstairs hallway double windows, upstairs secondary guest room double windows
2024	\$10,000.00	Iron grill fence and gates refurbished, partly replaced, and fully repainted
2024	\$15,000.00	Two Rinnai maximum capacity tankless water heaters
2024	\$15,000.00	Whole house tenting for termite fumigation



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VALUE ANALYSIS – RECENT COMPARABLE SALES



1004 Devonshire Dr.
SOLD \$5,875,000
5 BR, 4 BA, 4,605 SF



4351 Monaco Street
SOLD \$4,850,000
4 BR, 5 BA, 4,469 SF



758 Cordova St.
SOLD \$5,275,000
5 BR, 7 BA, 4,016 SF



1171 Sunset Cliffs Blvd.
SOLD \$5,100,000
6 BR, 8 BA, 5,127 SF

The average sale price for the four most recent Sunset Cliffs Solds is \$5,275,000.

The average square footage is 4,554.

Compared to the offering price of 966 Cordova, at 5,471 square feet or 917 square feet more than the average, 966 Cordova offers more for the money.



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CONTACT AGENT:

Jim Greer
(619) 985-1628

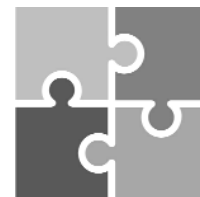
DRE # 01240616



SECOND AGENT:

Judy Preston
(619) 309-9559

DRE # 01074104



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Additional Information:

Status: Active

LD: 7-18-26

APN: 531-400-01-00

Source of SF: Assessor Record

Year Built: 1990

All statistics are from SDMLS, the San Diego County multiple listing service (MLS) and are believed to be accurate. They represent properties listed or sold by various brokers. Buyer to verify the information for accuracy and understands they are to rely on their own investigations.

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JimGreer.com

JimEGreer@outlook.com

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