

MISSION HILLS MAGIC



 **COLDWELL BANKER | WEST**

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4246 TRIAS STREET • SAN DIEGO, CA 92103

Proudly Presented By  **Jim Greer**



Manor House features and cute as a button!

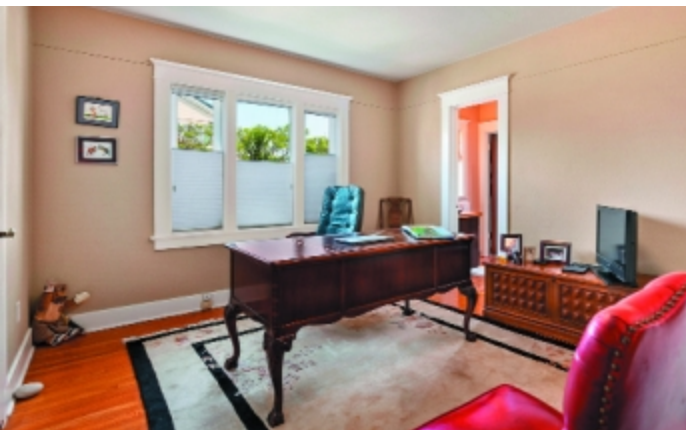
This Spanish Revival home commands a corner lot landscaped in attractive drought resistant foliage.



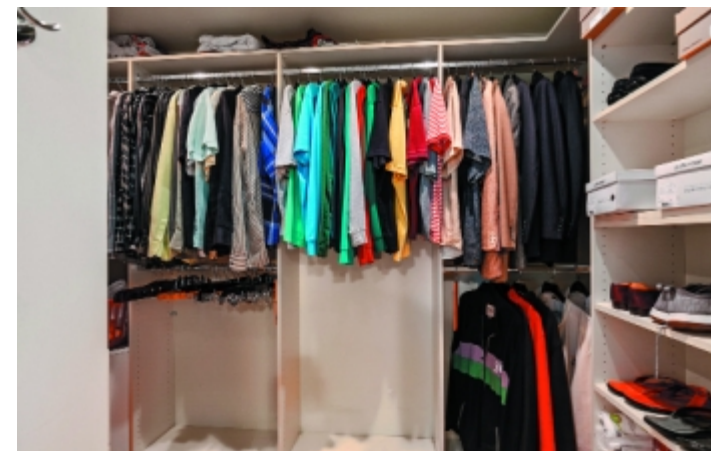
You enter a charm filled living room with arched windows and fireplace and next to a well-proportioned dining room with its own terrace. Additionally, there is an optional room, ideal for work or play.



Beyond the dining room is an updated eat-in kitchen ready for family meals and creative entertaining. A balcony off the kitchen offers access to the intimate back yard and a large deck on the second floor.



A hallway beyond the dining room leads to the two bedrooms (bedroom "two" and "three") and two full baths on the first floor. Bedroom "three" and the bonus room share access to a bath - Jack and Jill style.



The second story master suite is a recent addition with large windows offering stunning views. The bath was gracefully designed and lavishly appointed.



The master suite connects with a roof top deck commanding a visual sweep from Mt. Soledad to the harbor and the ocean beyond then continues to downtown San Diego and Mexico beyond.



The Mission Hills neighborhood is among San Diego's most revered. Its many historically designated homes grace the slopes of water facing hillsides. And all is short minutes to downtown, the beaches, airport and fashionable malls - suburban feel urban conveniences.








SELECTED SALES COMPARABLES - IN THE LAST 12 MONTHS

SUBJECT PROPERTY

ADDRESS	BR	BA	ESF	PRICE
4246 Trias Street San Diego, CA 92103	3+	3	2,295	\$2,550,000

COMPARABLES

ADDRESS	BR	BA	ESF	COE	SALE PRICE
 4181 Bandini Street San Diego, CA 92103	3	3	2,696	7/7/21	\$2,350,000
 4355 Hortensia Street San Diego, CA 92103	4	3	2,846	4/30/21	\$2,550,000
 1955 Sunset Boulevard San Diego, CA 92103	4	3	2,898	6/2/21	\$2,560,000
 4326 Arista Street San Diego, CA 92103	4	5	2,789	6/16/21	\$2,675,000
 4246 Trias St. AVERAGE	3	3	2,809		\$2,533,788

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.

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COMPARABLE SALES LOCATIONS

4326 Arista

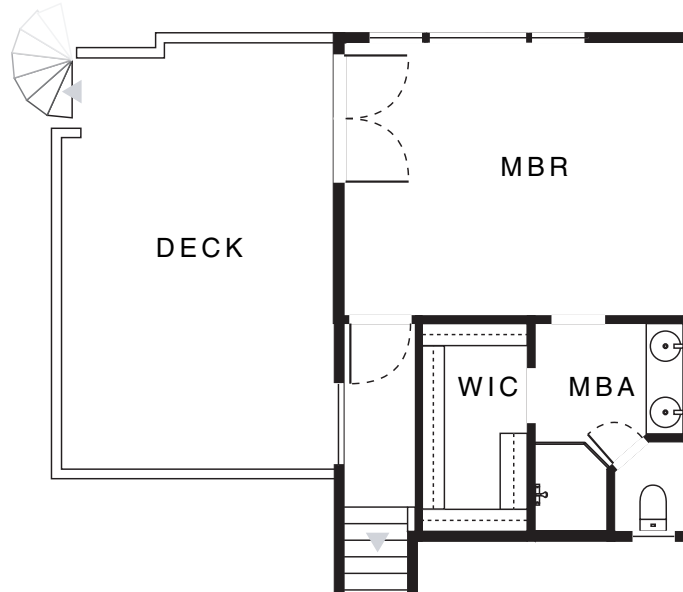
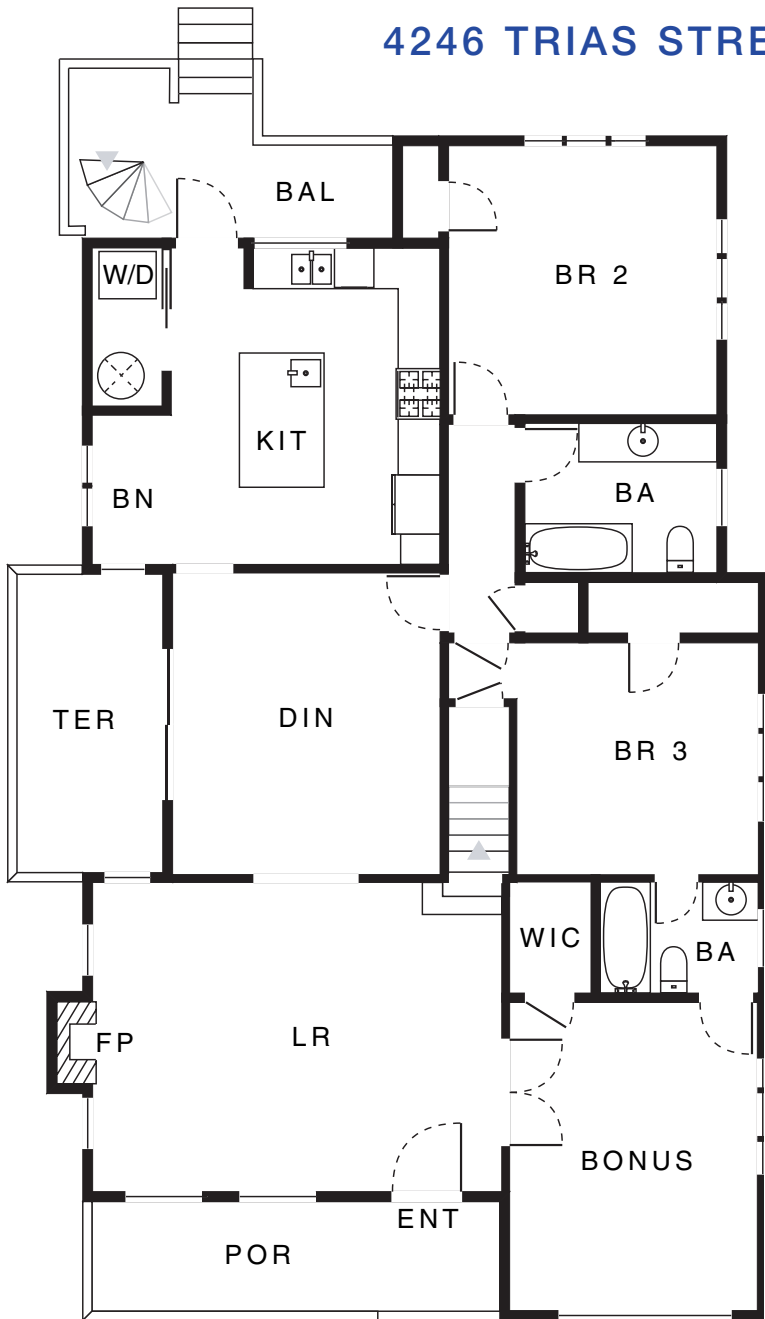
4355 Hortensia

4246 Trias St.

1955 Sunset Blvd

4181 Bandini

4246 TRIAS STREET • SAN DIEGO, CA 92103



ADDITIONAL INFORMATION

City: San Diego LD: 10/12/21 Status: Active

GENERAL INFORMATION

APN: 443-340-02-00 Year Built: 1927 Topography: Slope Stories: 2 Exterior: Stucco
 Floors: Wood Roof: Tile Garage: 2 Spaces Cooling: Forced Heat: Forced Gas
 Water Meter: on Prop. Laundry: Kitchen Sewer: Connected

Lot Size Approx: 4,800 SF: 2,295 Source of SF: Assessor Record

ROOMS INFORMATION

LR: 20 X 15 DIN: 15 X 13 KIT: 15 X 13 MBR: 17 X 13 BR 2: 13 X 13 BR 3: 12 X 11
 OPTIONAL: 15 X 12

Prepared by: Jim Greer. Information is believed to be reliable, but is not guaranteed. The information has been secured from sources we believe to be reliable, but make no representation or warranties, expressed or implied as to the accuracy of the information. Buyer to verify the information for accuracy and understands they are to rely on their own investigations.



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