

A bright, modern living room with beige sofas, a wooden coffee table, and large windows. The room features a light-colored wooden floor, a grey patterned rug, and a ceiling fan with warm-toned lights. In the background, a dining area with a wooden table and chairs is visible, along with a kitchen area featuring white cabinets and a stone backsplash. Large windows on the right side of the room offer a view of the outdoors.

Honey of a Home In a Pride of Ownership Neighborhood!

Pg 1 of 8



Pg 2 of 8

This Honey of a Home, located in San Diego's "College East" neighborhood, has three bedrooms, two baths, a large family room, and a two car garage

The living room and bedrooms have the original hardwood floors. In recent years all of the windows in the home have been replaced.



Pg 3 of 8

The kitchen was recently remodeled with porcelain countertops, new appliances, two tone cabinetry and a large pass-through to the family/dining room.

Additionally, the heating system was replaced, the water heater was replaced, air conditioning was added and the whole house was painted inside and out.



The large permitted enclosed patio room (576 square feet) was added in 2003 boosting the total to 1,647 square feet from the Assessor's original 1,071.

The patio is large enough for dining and barbequing and the yard has room for a nice garden while being a manageable size - that's Southern California Living!



Pg 5 of 8

Both baths were recently remodeled with new tile work, tempered glass shower enclosures, wall mounted/floating vanities and low flow toilets.

The the two car garage has a good amount of storage cabinets and a workbench. The washer, dryer, water heater and a utility sink are also in the garage.



Pg 6 of 8

6828 Julie Street is perched on a bluff above Mission Valley with views to Del Cerro Heights. Mission Trails Regional Park is minutes away.

The park includes Lake Murray with bicycle trails, boating and fishing and the hiking trails of Cowels Mountain - A Locals Favorite!



Pg 7 of 8

6828 Julie Street is two miles away from San Diego State University. The “Green Line” Trolley Stop at 70th Street is a short distance away - with parking!

There are very many shopping, dining and entertainment opportunities nearby. Freeway Close and Convenient to All!



CONTACT AGENT:

Jim Greer
(619) 985-1628
DRE #01240616



SECOND AGENT:

Tobi Gary
(619) 248-1387
DRE #01907086



DRE #02205944

JP Equity
Real Estate

ADDITIONAL INFORMATION

City: San Diego LD: 7/25/24 Status: Active MLS: 240017253

ROOMS INFORMATION

LR: 17 X 16 FR: 24 X 24 DIN: Combo KIT: 21 X 10
BR 1: 12 X 11 BR 2: 12 X 11 BR 3: 11 X 11

GENERAL INFORMATION

APN: 463-303-10-00 Year Built: 1954 Topography: Level
Exterior: Stucco Floors: Wood Roof: Composite
Garage: 2 Spaces Heat: Forced Gas Cooling: Electric
Water Meter: on Prop. Sewer: Connected Laundry: In Garage
Lot Size Approx: 9,400 Source of SF: Assessor Record

6828 Julie Street
San Diego, CA 92115

