

CALIFORNIA DREAMING



4427 Saratoga Avenue · San Diego, CA 92107

Offered at 1,895,000

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4427 Saratoga Ave sits high on a hill in the San Diego community of Ocean Beach overlooking the sea to the west, The Five Peaks in the east and the Laguna range beyond, Mission Bay and La Jolla to the north, the city skyline in the south.

Sit down views from three decks on the first and second floors offer morning and afternoon sun, moon and stars at night, all reflecting on the blue Pacific - it's yours to make your own.

Proudly Presented by **JG Jim Greer** & **Julie Bourne**  San Diego's Realtors





Three bedroom, two full baths in main house plus an optional room in the back. Four car garage - two new bays with high ceilings and a 220 outlet for EV charging. House opens onto a large deck and entertainment size back yard.

UPGRADES: 2010 - Sewer line replaced, electrical upgraded to 200 amps circuit breaker, garage expanded with two new bays and 12' ceilings added to existing two car garage, alley access, lots of electrical outlets.

New metal roof on the garage. Optional room above garage. 2017 - Main house expanded and upgraded with new drywall, electrical and plumbing, roof, AC, furnace, engineered wood flooring, dual pane windows recessed lighting, insulation throughout. Kitchen upgrades include granite countertops and new cabinets. Baths redone with custom cabinets, marble countertops, travertine tile, glass custom enclosures. New irrigation system, landscape lights on timer installed.





Ocean Beach (OB), an early seaside community, is a vibrant part of San Diego’s metro area. Populated by an eclectic mix of surfers, sunbathers and those who love the casual, live and let live lifestyle. It can’t help itself in offering an alluring spot for lingering.

The ‘village’ main avenue is lined with antique shops, beach wear, surf boutiques, taquerias and breweries. Street busters are often present for your entertainment and perhaps their livelihood. Their music provides a kind of tempo for the place.

Well known for its Farmers Market, holiday tree lighting, street fair and chili cook-off, folks come from all over the county to let go a bit and enjoy the best of SoCal fun.

High on the hill above the business district OB’s many imaginative homes are perched with views of the ocean, Mission Bay, La Jolla and the mountains in the east.

Easy minutes to the freeway network, downtown, the harbor and the airport.

San Diego’s patron, Juan Rodriguez Cabrillo was right to exclaim ‘Eureka’ when he sailed into this enchanted bay. No wonder it remains California’s motto to this day.





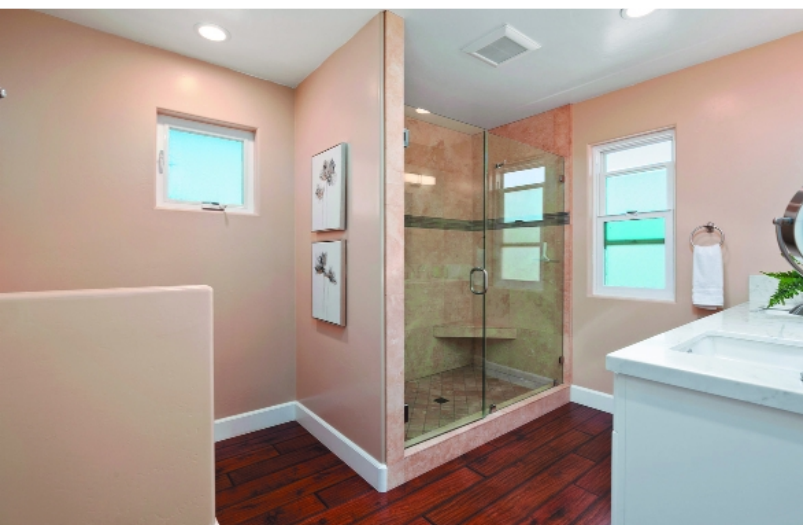






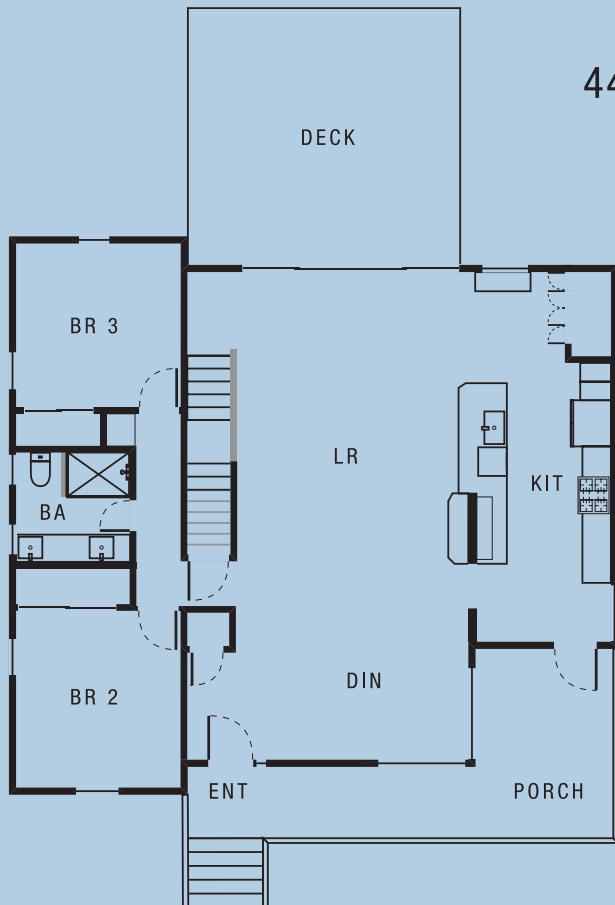




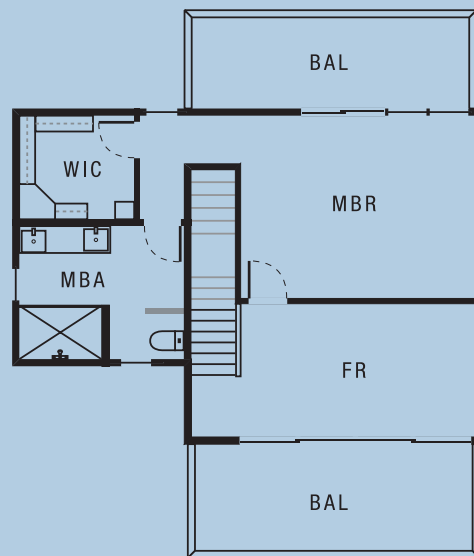




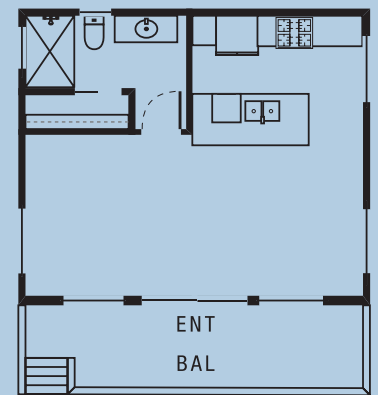
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First Floor



Second Floor



Optional



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SALE COMPRABLES

★ Subject Property
4427 Saratoga Ave



Address	★ 4427 Saratoga Ave	① 2075 Guizot	② 4505 Newport Ave	③ 1653 Chatsworth Blvd
Status	Active	Sold	Sold	Sold
Distance to Subj. Prop.		.2 miles	.3 miles	1.1 miles
Asking/Sale Price	1,895,000	\$1,800,000	\$1,825,000	\$1,895,000
C.O.E.		2/23/2021	11/10/2020	1/11/2021
Age	31	93	69	16
Views	Ocean, La Jolla, Mission Bay, City Skyline, Five Peaks	Ocean Views	Bay, City, Coast, Ocean	Bay view
Sq Ft	2456	1932	2530	2321
Lot Size Sq Ft	7000	7000	7000	13300
Beds	4	3	4	4
Baths	3	1F, 2H	3	3F, 1H
Garage Parking	4	2	2	2
Driveway Parking	0	1	0	2
Fireplaces	0	LR	LR, MBR	LR, Patio
Pool	None	In ground	In ground, solar heat	None
AC	Central Air	None	None	Central Air
Optional Room	Yes (Included as BR 4)	No	No	No

Address	④ 2019 Venice Street	⑤ 1580 Santa Barbara St	⑥ 4451 Santa Monica	AVERAGE OF COMPS
Status	Sold	Pending	Pending	
Distance to Subj. Prop.	.1 miles	.7 miles	.2 miles	
Asking/Sale Price	\$2,250,000	\$1,895,000	\$2,150,000	\$1,984,000
C.O.E.	4/28/21			
Age	56	51	53	57.4
Views	Bay, City Lights, Ocean, Pool	Bay, City, Evening Lighes, Ocean	Ocean, La Jolla, Mission Bay, City Skyline, Five Peaks	
Sq Ft	2752	2378	2835	2474
Lot Size Sq Ft	8900	5900	7000	8640
Beds	6	3	4	4.2
Baths	3	2	3	3.5
Garage Parking	2	2	2	2.29
Driveway Parking	3	1	0	1.00
Fireplaces	LR, Patio	LR, MBR	Living room, Master BR	
Pool	In ground	None	None	
AC	None	None	Central AirNo	
Optional Room	No	No	Yes	

SALE COMPRABLES

★ Subject Property
4427 Saratoga Ave



2075 Guizot



4505 Newport Ave



1653 Chatsworth Blvd



4719 Bermuda Ave



2019 Venice Street



1580 Santa Barbara St





ADDITIONAL INFORMATION



City: San Diego LD: 5/8/21 MLS #:210012252 Status: Active

GENERAL INFORMATION

APN: 448-961-09-00	Year Built: 1990	Lot Size Approx: 7000	Stories: 2	Topography:Level
Floors: Wood	Roof: Composition	Sewer: Connected	Exterior: Stucco	Water Meter: on Prop.
Cooling: Forced	Heat: Forced Gas	Laundry: Kitchen	Garage: 4 Spaces	Source of SF: Assessor Record

ROOMS INFORMATION

LR: 23 X 17 DIN: 19 X 11 KIT: 26 X 11 FR: 20 X 9 MBR: 23 X 13 BR 2: 12 X 11 BR 3: 11 X 11 OPTIONAL: 23 X 11

Prepared by: Jim Greer and Julie Bourne. 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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