



# NORTH PARK FIXER

**COLDWELL BANKER WEST**

Spanish style fixer with huge potential in a popular section of North Park. Two bedrooms plus an optional room, lots of architectural details, fireplace, large backyard, alley access, one car garage plus

two car driveway, well regarded schools - McKinley Elementary within walking distance. Roosevelt Middle School enjoys an "International" designation. Property has a Walking Score of 86.

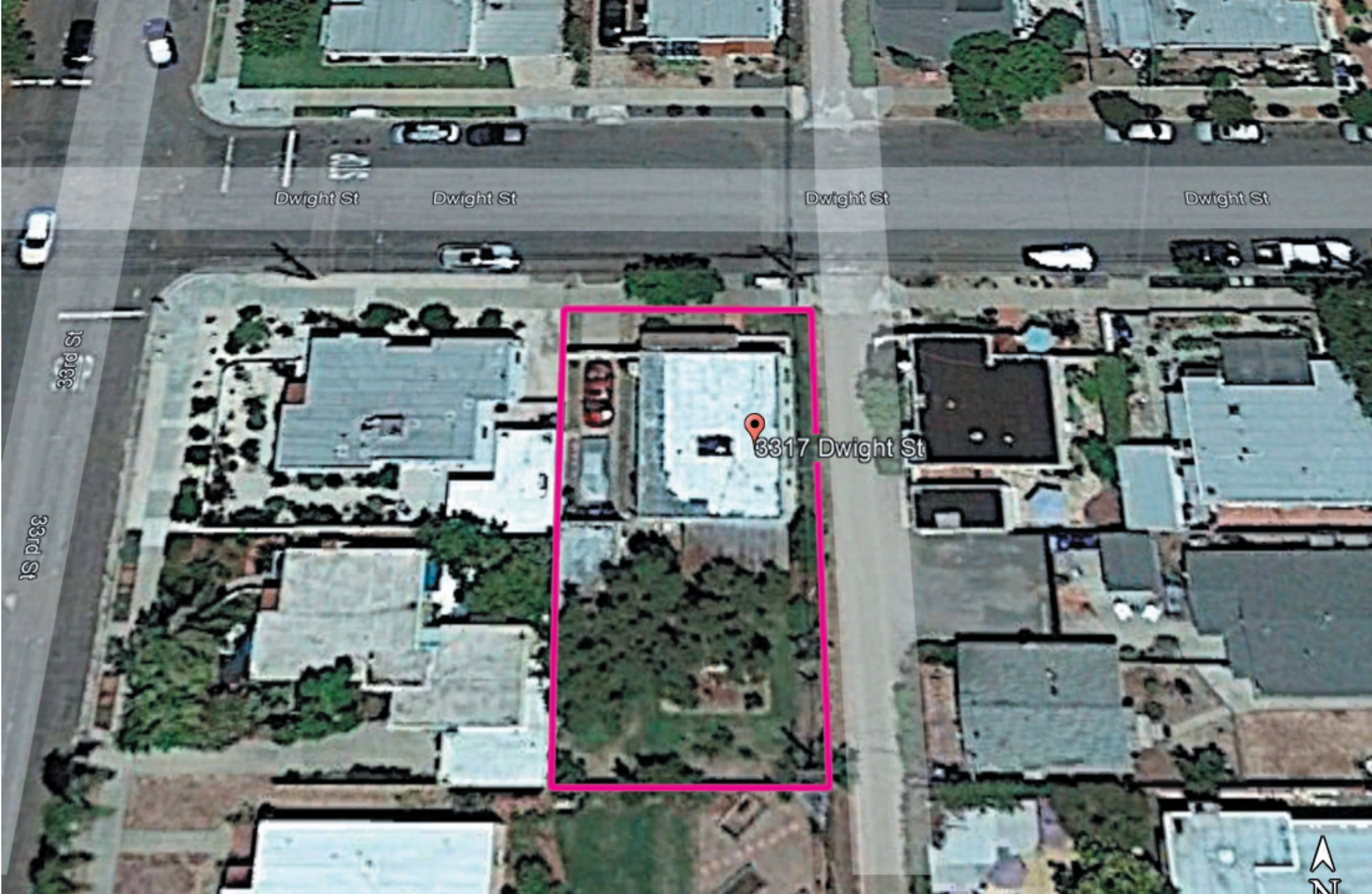
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3317 DWIGHT STREET · SAN DIEGO, CA 92104

OFFERED AT \$965,000

Proudly Presented By

**JG Jim Greer**







### ADDITIONAL INFORMATION

City: San Diego      LD: 7/7/22      Status: Active

### ROOMS INFORMATION

LR: 15 X 13      DIN: 13 X 11      KIT: 14 X 13  
 MBR: 13 X 9      BR 2: 13 X 9      EXTRA ROOM: 13 X 9

### GENERAL INFORMATION



APN: 453-752-03-00	Year Built: 1943	Topography: Level
Exterior: Stucco	Floors: Wood	Roof: Composite
Garage: Detached 1 Space	Parking: 3 Spaces	Water Meter: on Prop.
Sewer: Connected	Heat: Forced Gas	Cooling: NK
Laundry: Garage	Fieplace Loc.: LR	SF: 1,120
Lot Size Approx: 4,300	Source of SF: Assessor Record	

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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