

HILLCREST DREAMING

AT AN AFFORDABLE PRICE



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Live and play in the heart of Hillcrest - Perfect as a starter home, Hillcrest pied-a-terre or investment property.

THE CLIFFBRIDGE ESTATES



Located in Hillcrest, the Cliffbridge is steps from Uptown's traditional clubs and entertainment, and almost every kind of shopping and dining experience imaginable.

Balboa Park with its theaters, museums, world famous zoo, sprawling lawns, gardens and dog park is just to the south.

Scripps Mercy Hospital and UCSD Medical Centers are steps away.

Unlike most, public transportation is a real option in this great location.

The freeway network is minutes away providing easy access to Mission Valley shopping and entertainment, the airport, downtown and beaches.



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This well maintained vintage building has spacious common areas with a heated pool, gym/clubhouse, gated parking and the HOA fees are low!



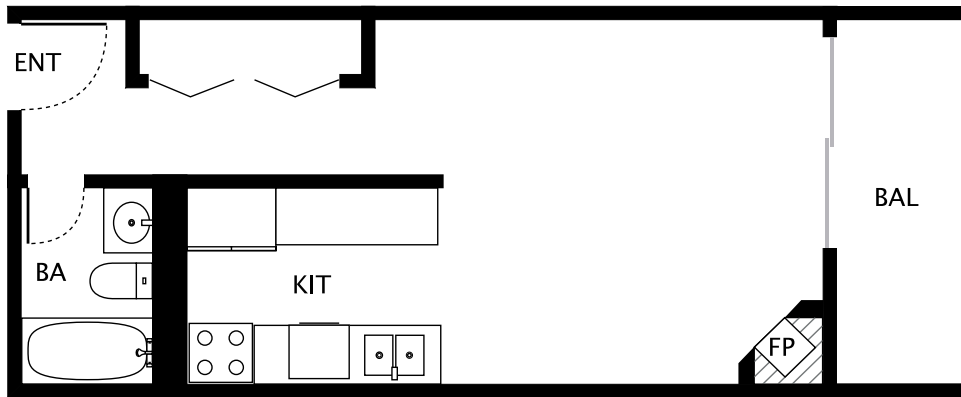
Uniquely located on the top floor above the building entrance, this studio unit has no one above or below it. Added Value features include a generous balcony, fireplace and wood floors.



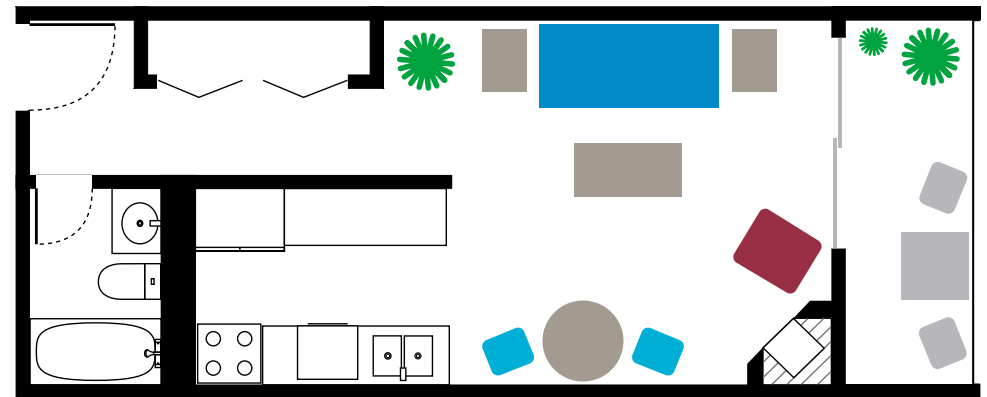
The longtime owner has kept the place in mint condition as evidenced by improvements and upgrades.
Nothing to do but put your socks in the drawer.



The deeded parking space is next to the elevator, perfect when carrying groceries and you're just across the hall from the laundry room and trash chute.



Floor Plan of 306



Floor Plan showing standard size furniture including a 74" hide-a-bed

UPGRADES/ADDED VALUES:

- Condo Conversion and Remodel
- In ground Pool Heated Year Round
- Bike Room in Garage
- Electric Fireplace
- Wall Mounted Smart TV
- Portable Air Conditioning Unit
- GE Profile Stainless Steel Side-by-Side Refrigerator
- Hall Closet Double Hung with Built-In Shelves
- Bosch Dishwasher
- New Ceiling Fan
- New Kitchen Faucet
- New Double Pane Glass Slider to Balcony and Front Door, Weather Stripping
- New Louver Drapes
- New Comfort Height Water Saver Kohler Toilet

ADDITIONAL PROPERTY INFORMATION

City: San Diego LD: 8/13/20 Status: Active
 Zip : 92103 Map Code: 1269 B5
 Cross Street: Washington Directions: Washington to 8th

PROPERTY ROOMS INFORMATION

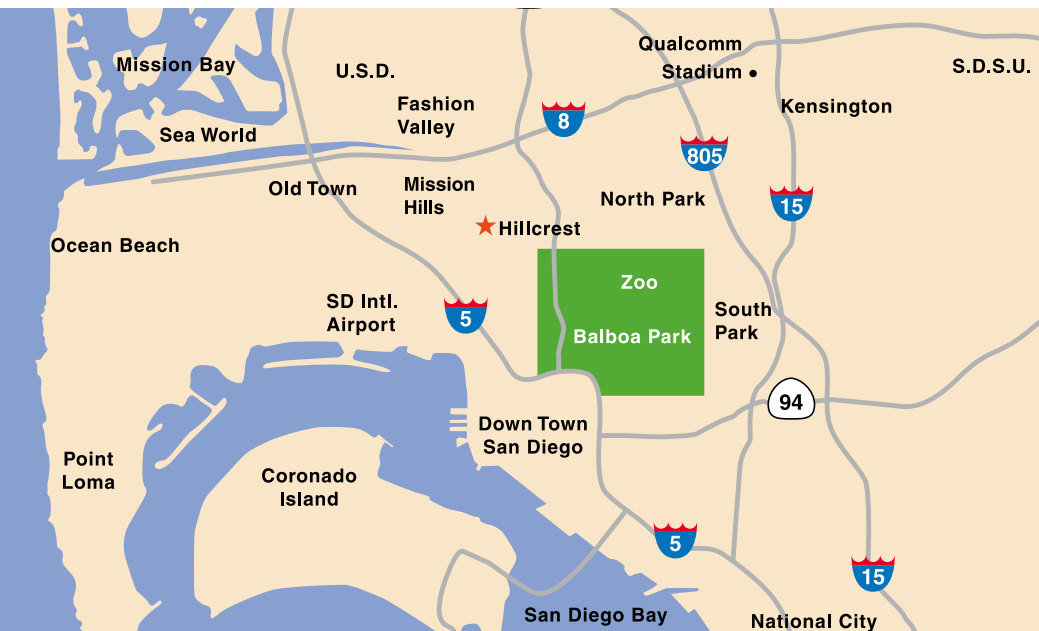
LR: 14 X 13 KIT: 9 X 7

EQUIPMENT

Dishwasher, Disposal, Refrigerator, Electric Oven, Electric Range, Microwave, Garage Door Opener

GENERAL PROPERTY INFORMATION

APN: 444-683-17-46	Year Built: 1972	Lot Size: Common Int.
Stories: 4	Topography: Level	# of Units: 62
Bldg Ent Level: 1	Unit Ent. Level: 4	Floors: Wood
Roof: Tile	Sewer: Connected	Exterior: Stucco
Water Meter: on Prop.	Cooling: Other	Heat: Electric
Laundry: common, each floor	Parking: 1 Space/garage	Pets: w/restrictions
Security: Gated	HOA Fee: \$227 per mo.	ESF: 383
Pool: AG/Heated	Source of SF: Assessor Record	



HILLCREST

Hillcrest is a historically unique neighborhood in the Uptown area that enjoys being in the center of everything “San Diego.”

Adjacent and nearby neighborhoods each have their own charm, but nothing “San Diego” is more than minutes away from Hillcrest!



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