

# \$2,275,000 - 720 Van Nuys, SAN DIEGO

MLS® #240003344

## \$2,275,000

4 Bedroom, 2.00 Bathroom, 1,600 sqft  
Residential on 0 Acres

Bird Rock, SAN DIEGO, CA

Unlock Potential with Birdrock Gem: Ocean Views & ADU's! Discover the opportunity in a fully renovated Bird Rock home offering stunning ocean views and modern amenities. Features include a sleek interior, new flooring, elegant outdoor spaces, a finished garage with EV charging capacity for 2, and a spacious rooftop deck for breathtaking views. This property comes with ready-to-implement plans for two 2BR/2BA Accessory Dwelling Units (ADUs), each with 860 sq ft, ocean views, rooftop decks, and private garages. Whether you aim for equity growth, rental income, or a multi-generational living solution, this property is primed for transformation. The seller simplifies the development process, offering post-sale consulting and a skilled team to execute the ADU plans or further enhancements to the existing home, based on your preference. Experience the allure of Bird Rock with this unique investment or personal haven. Seize the chance for financial growth or a luxurious coastal lifestyle.



Built in 1953

## Additional Information

City	SAN DIEGO
County	San Diego
Zip	92109
MLS® #	240003344
Bedrooms	4

Bathrooms	2
Square Ft	1,600
Lot Size	0.00
Neighborhood	PACIFIC BEACH (92109)
Garages	2

## Listing Details

Provided By: eXp Realty of California, Inc.

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