

# **\$1,050,000 - 3523 Brookshire Street, San Diego**

MLS® #NDP2301767

---

## **\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,730 sqft  
Residential on 0 Acres

Clairemont, San Diego, CA

Here it is, your diamond in the rough. Tax rolls say 1730 Square Feet but it tapes out at over 2100. Buyer to satisfy themselves as to the square footage. Extra large lot is a bit overgrown but the potential is endless. Already featuring tasteful backyard hardscape that merely needs a touch of love. For being in the city this lot is extremely private, and actually features two very distinct and separate rear yards, must see to appreciate. ADU sized, or just lounge in your private oasis. Interior needs some TLC but the bones are very good. To 4 original bedrooms was added a large family room with fireplace, and an expanded master with a walk in closet. These are just waiting to be buffed out. Directly opposite the living and family room side next to the kitchen is another large addition directly behind the garage which features a separate entrance and could be an awesome playroom for kids of all ages, game room, arcade, pool hall, home theater, or with a slight modification a junior ADU (Accessory Dwelling Unit) The curb appeal is awesome and with a little tree pruning could be magnificent.



Built in 1963

## **Additional Information**

City	San Diego
County	San Diego
Zip	92111

MLS® #	NDP2301767
Bedrooms	4
Bathrooms	2
Square Ft	1,730
Lot Size	0.21
Neighborhood	LINDA VISTA (92111)
Garages	2

## **Listing Details**

Provided By: Windermere Homes & Estates

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on April 28th, 2024 at 5:15pm PDT