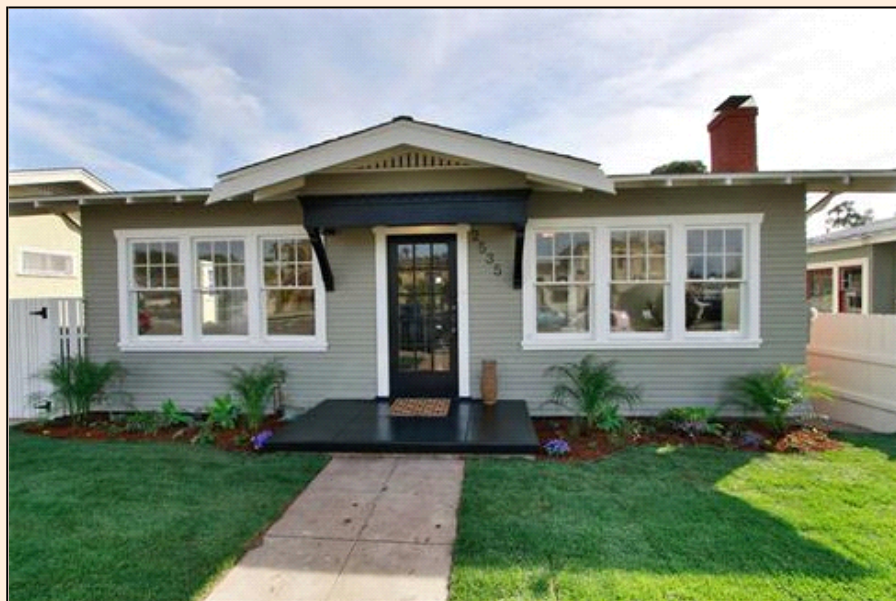


# 2535 Myrtle Ave San Diego

## PROPERTY DETAILS



**Listing Price:** **\$649,000**

**Listing Address:** 2535 Myrtle Ave

San Diego CA 92104

**Bedrooms:** 3

**Full Baths:** 2

**Partial Baths:** 0

**SQ FT:** 1100

**Style:** Bungalow

**Garage:** 1 Car

**QR Code:**

On a SmartPhone?  
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## PROPERTY DESCRIPTION

Something to appreciate is that this house has been completely renovated. Although parts of it are brand new, the existing portions have been renovated as well. Many homes in this area have original wall heaters, whereas this house has modern forced air and new ducts to all rooms. The efficiency and energy cost savings alone is significant, but the livability of the house with efficient heating and a tankless water heater is a huge bonus. The cabinets are real wood with no particle board used and the counters are real stone. Also, permits were obtained for all the construction and renovation. There should be real pride of ownership with this home.

**Kitchen:**

New high end appliances (stainless steel refrigerator, range , microwave, dishwasher)

New tile floor

New granite counter tops

New custom kitchen cabinets, garbage disposal

New brushed nickel pullout faucet, dark bronze light fixtures and sconces

**Master Bathroom: (new construction)**

New toilet

Dual sinks

New tile floors and tub walls

New tub and shower

New glass shower/tub doors

New oil rubbed bronze towel bars and toilet paper holders

New oil rubbed bronze fixtures

New Maple vanity cabinets with granite stone slab counters

**Master Bedroom: (new construction)**

New master retreat

New hardwood floors and paint

New doors and trim

Two walk-in closets

**Bedrooms:**

Refinished hardwood floors

New paint

New doors and trim

New closet doors

**Living Room:**

Refinished hardwood floors  
New dark bronze designer light fixtures

Garage:  
Refinished original carriage doors  
New french doors to patio  
Drywalled interior

Electrical and plumbing:  
All new plugs, switches, lights and plumbing fixtures  
Upgraded electrical panel

Windows:  
New dual pane wood windows in addition

Other:  
New forced air unit and ducts throughout house  
New tankless water heater - Noritz  
New doors and trim throughout house  
New dark bronze door hardware throughout the house  
Automatic irrigation sprinklers  
New redwood deck off master and dining room

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#### CONTACT INFORMATION

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#### **Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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