

\$2,300,000 - 6468 Franciscan Road, Carlsbad

MLS® #NDP2607719

\$2,300,000

4 Bedroom, 5.00 Bathroom, 3,436 sqft

Residential on 0.11 Acres

N/A, Carlsbad, CA

Built in 2017 and located just 2 blocks from Carlsbad State Beach and Lifeguard Tower 27, this 3,436 sq. ft. coastal home offers an exceptional opportunity to buy now and choose your own finishes before the renovation is completed. Located on a cul-de-sac of only 18 homes with no neighbors directly behind, the home features a 2-car garage, 3 balconies, outdoor shower, firepit, and a built-in outdoor island BBQ perfect for the Southern California beach lifestyle. Poinsettia Coaster Station is approximately a 10-minute walk away, providing convenient coastal rail access. A MAJOR FINANCING OPPORTUNITY: Seller has an existing approximately \$970,000 VA loan at 2.5% that may be assumable by a qualified buyer, subject to lender/VA approval and applicable requirements. With today's interest rates, the potential payment savings could be substantial (thousands a month.. speak to lender for details). The property experienced a water intrusion/flood event and has already undergone professional remediation. Potentially moisture-damaged flooring and wall materials were removed, testing and tear-out have been completed, and seller reports no additional mitigation is currently required. The interior is now ready for reconstruction and finishing. Offered AS-IS at \$2,300,000, creating an opportunity for a buyer, investor, or contractor to complete the home to their own taste rather than paying for someone else's finishes. Seller currently plans to renovate the



property if it does not sell in its present condition, with an anticipated future offering around \$2.8 million. Contractor's current e

Built in 2017

Essential Information

MLS® #	NDP2607719
Price	\$2,300,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,436
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	6468 Franciscan Road
Area	CARLSBAD (92011)
Subdivision	N/A
City	Carlsbad
County	San Diego
State	CA
Zip Code	92011

Amenities

Parking Spaces	2
# of Garages	2
View	Other/Remarks,City Lights
Pool	N/K

Interior

Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Family Room

# of Stories	2
Stories	2 Story

Exterior

Lot Description	Curbs,Sidewalks
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School Information

District	Carlsbad Unified School District
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Additional Information

Date Listed	August 15th, 2026
Days on Market	4
Zoning	r-1
Listing Office	Top Agent

Listing Details

Listing Office	Top Agent
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