

# \$757,500 - 1345 Holly Ave, Imperial Beach

MLS® #260018746

## \$757,500

3 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0.39 Acres

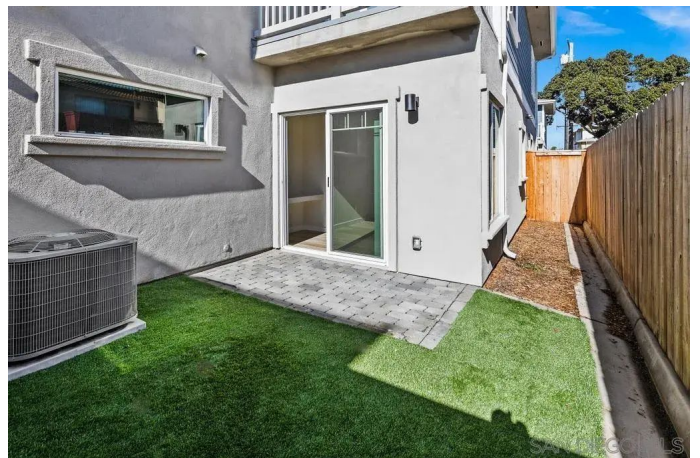
Imperial Beach, Imperial Beach, CA

California Dreaming: the smell of the salty air while living in a beach community on the Pacific, or a quick jaunt to the local beach pub or surf shack. Whatever it is that draws you near the water, welcome home to the finest coastal newer construction offering in all of San Diego County! This IB Townhome recently refreshed. Attached oversized 2-car garage boasts a tankless water heater and high-powered hook-up for EV. Large, low-maintenance private patio right off the kitchen/dining PLUS tanning balcony. Separate laundry room with side-by-side washer/dryer, right off the oversized Primary Suite that boasts a walk-in closet and en-suite bath. Other highlights include a GAS STOVE, WiFi HVAC Thermostat for central Heat/AC, Milgard Windows, Oak-Engineered Wood Floors, Solar-Ready Roof and Builder's Warranty! Not to mention a prime location, less than 2 miles to the beach, restaurants, shops, nightlife, Silver Strand and Freeway!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 260018746 |
| Price      | \$757,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,600       |
| Acres          | 0.39        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Townhome    |
| Style          | Cape Cod    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1345 Holly Ave         |
| Area        | IMPERIAL BEACH (91932) |
| Subdivision | Imperial Beach         |
| City        | Imperial Beach         |
| County      | San Diego              |
| State       | CA                     |
| Zip Code    | 91932                  |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Utilities      | Electricity Connected,Sewer Connected,Water Connected |
| Parking Spaces | 2                                                     |
| Parking        | Attached,Direct Garage Access,Garage Door Opener      |
| # of Garages   | 2                                                     |
| View           | Neighborhood                                          |
| Pool           | N/K                                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-Ins,Ceiling Fan,High Ceilings (9 Feet+),Pantry                                                                   |
| Appliances        | Dishwasher,Disposal,Dryer,Garage Door Opener,Microwave,Refrigerator,Washer,Ice Maker,Gas Range,Counter Top,Gas Cooking |
| Heating           | Heat Pump                                                                                                              |
| Cooling           | Central Forced Air                                                                                                     |
| Fireplace         | Yes                                                                                                                    |
| # of Stories      | 2                                                                                                                      |
| Stories           | 2 Story                                                                                                                |

### Exterior

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Lot Description | Curbs,Public Street,Sidewalks,Street Paved,West of I-5,Landscaped |
| Roof            | Composition                                                       |

Construction                Stucco,HardiPlank Type,Veneer

**School Information**

District                      Sweetwater Union High School Dis

**Fees**

HOA Fees                    \$420  
HOA Frequency            Monthly  
Other Fees                   \$0  
Total Fees                   \$420

**Additional Information**

Date Listed                 July 31st, 2026  
Days on Market            41  
Listing Office               EXp Realty of California, Inc

**Listing Details**

Listing Office               EXp Realty of California, Inc

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Listing information last updated on September 13th, 2026 at 7:40am PDT