

\$1,299,000 - 429 Garfield, Oceanside

MLS® #260011611

\$1,299,000

3 Bedroom, 3.00 Bathroom, 1,196 sqft
Residential

Western Oceanside, Oceanside, CA

Major value-add opportunity. Existing home plus fully permitted garage ADU and plans in process for 2 additional units. Total property plan for four units: 1) Existing house 3 bed / 2.5 bath 2) Approved ADU 1 bed / 1 bath 3) Plans in process for two units a 3 bed / 3 bath & 4 bed / 4.5 bath Plans provide for 5 parking spaces off alley. Additionally existing home has had roof replaced, a 400 amp electrical panel permitted, new HVAC system, hydro-jetting of plumbing lines, and pre-paid capacity fees for water upgrades for ADU. Current master bath still needs a new vanity, toilet, and sink.

Built in 1958

Essential Information

MLS® #	260011611
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Year Built	1958
Type	Residential
Sub-Type	Detached
Status	Active

Community Information



PROPERTY & PROJECT INFORMATION

PROPERTY SUMMARY

Location	429 Garfield St., Oceanside, CA 92054
APN	150-043-08-00
Gross Acreage	0.94 acres (5,948 SF)
Municipality	City of Oceanside
Submarket	Western Oceanside (west of I-5)
Property Condition	Existing Single Family Home
Adjacent Uses	Residential Single Family
Access	Public street Garfield St. and alley access
Zoning	RS Single Family Residential (More Info)
General Plan	SFD-R (More Info)
School Districts	Oceanside Unified School District
Utility Districts	Oceanside Water Department (City) Oceanside Wastewater Division (City) Electric (SDGE)

PROJECT INFORMATION

EXECUTIVE SUMMARY

Existing home with approved garage ADU and in process plans for 2 story 2-unit ADU.

Existing House	1,196 SF Built 1958 3 bed / 2.5 bath Master bath addition partially complete (needs vanity, sink, & toilet)
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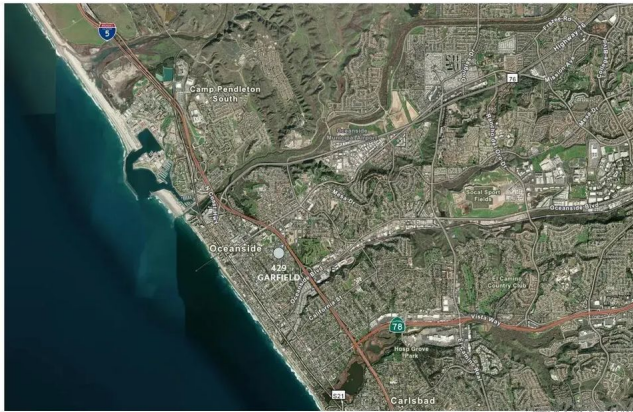
Permitted ADU Existing Garage	185 SF Plans approved Final step is a \$500 payment to receive stamped plans
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Plans in Process 2-Story ADU - SB9	Detached ADU 789 SF SB9 Unit 1,208 SF
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Complete Design	4 Total Units: (1) 3 bed / 2.5 bath (existing) (1) 3 bed / 3 bath (in process) (1) 4 bed / 4.5 bath (in process) (1) 1 bed / 1 bath (approved)
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Costs Pre-Paid & Other Upgrades Completed	\$5,000 pre-paid water upgrades (capacity + connection fees) 400 amp electrical panel purchased and on-site (fully permitted) - New roof on existing house - New installation of ductless central HVAC system in existing house - Hydro-jetting of all existing plumbing lines - Replacement to dual pane windows in existing house - Addition of primary bathroom (pending completion) - New drainage system - Addition of exterior laundry room
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LOCATOR AERIAL



Address	429 Garfield
Area	OCEANSIDE (92054)
Subdivision	Western Oceanside
City	Oceanside
County	San Diego
State	CA
Zip Code	92054

Amenities

Parking Spaces	5
Parking	Converted
Pool	N/K

Interior

Appliances	N/K
Heating	Forced Air Unit
Cooling	N/K
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Composition
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	July 23rd, 2026
Days on Market	89
Listing Office	David Santistevan

Listing Details

Listing Office	David Santistevan
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Listing information last updated on September 12th, 2026 at 11:09pm PDT