

\$2,000,000 - 1199 Pacific Highway 3401, San Diego

MLS® #260019097

\$2,000,000

2 Bedroom, 2.00 Bathroom, 1,684 sqft

Residential on 1.84 Acres

Columbia District, San Diego, CA

Experience waterfront living from the 34th floor of The Grande South in this highly desirable and rarely available 2 bed + den floor plan. Thoughtfully renovated with designer finishes, this exceptional residence showcases panoramic, unobstructed views of San Diego Bay, the Pacific Ocean & downtown skyline from nearly every room. Wide plank French oak flooring flows throughout, complementing the open concept design & sophisticated interiors. The spacious living, dining, and kitchen areas seamlessly connect to a private covered balcony, the perfect place to enjoy sunsets, passing yachts, and SeaWorld fireworks. The beautifully appointed kitchen features top of the line Miele and GE Monogram appliances, stone countertops, custom designer finishes, and new fixtures. A brand new washer & dryer, approximately 170 square feet of closet space, and Toto fixtures in both bathrooms complete this exceptional residence. Ideally located in the Columbia District, The Grande South places you at the center of San Diego's premier waterfront lifestyle, just moments from Little Italy's celebrated restaurants, caf  s, boutiques, Seaport Village, and the harbor. Overlooking the multibillion dollar Embarcadero redevelopment, one of the most significant waterfront redevelopment projects in the country, this extraordinary location is being transformed with new parks, world class dining, luxury hotels, museums, and vibrant public spaces, making this an exceptional



opportunity to own in one of San Diego's most exciting and evolving neighborhoods. (2) car side-by-side parking & storage.

Built in 2004

Essential Information

MLS® #	260019097
Price	\$2,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,684
Acres	1.84
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Active

Community Information

Address	1199 Pacific Highway 3401
Area	SAN DIEGO DOWNTOWN (92101)
Subdivision	Columbia District
City	San Diego
County	San Diego
State	CA
Zip Code	92101

Amenities

Amenities	BBQ,Clubhouse/Rec Room,Concierge,Exercise Room,Gated Community,Pet Restrictions,Pool,Sauna,Spa/Hot Tub
Utilities	Sewer Connected,Water Connected
Parking Spaces	2
Parking	Community Garage,Underground
# of Garages	2
View	Bay,City,Ocean,Panoramic,Panoramic Ocean,Water,City Lights
Has Pool	Yes
Pool	Association,Below Ground,Community/Common,Heated

Interior

Interior Features	Kitchen Open to Family Rm		
Appliances	Dishwasher,Disposal,Dryer,Fire	Sprinklers,Garage	Door
	Opener,Microwave,Pool/Spa/Equipment,Range/Oven,Refrigerator,Washer,Built In Range,Freezer,Gas Oven,Range/Stove Hood,Self Cleaning Oven,Gas Cooking		
Heating	Forced Air Unit		
Cooling	Central Forced Air,Energy Star		
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	FP in Living Room,Other/Remarks		
# of Stories	39		
Stories	1 Story		

Exterior

Lot Description	Public Street,West of I-5
Roof	Flat
Construction	Drywall Walls

Fees

HOA Fees	\$1,856
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$1,856

Additional Information

Date Listed	August 5th, 2026
Days on Market	19
Zoning	R-1:SINGLE
Listing Office	The Agency

Listing Details

Listing Office	The Agency
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