

\$1,950,000 - 12397 Kingspine, San Diego

MLS® #260021330

\$1,950,000

4 Bedroom, 3.00 Bathroom, 2,454 sqft

Residential on 0.68 Acres

Whispering Ridge, San Diego, CA

Located on one of the prettiest streets in highly desirable South of Pomerado, this beautifully updated home sits on an impressive nearly $\frac{3}{4}$ -acre lot and offers a unique blend of character, comfort and thoughtful upgrades throughout. A welcoming entry opens to the formal living room and adjacent library—perfect for a sitting or reading area. The upgraded gourmet kitchen features custom built-ins, granite counters with bar seating, center island, stainless steel appliances including a Thermador 5-burner range, and large walk-in pantry. The cozy family room offers a wood-burning fireplace with mantle. Upstairs, the spacious primary suite features a large balcony overlooking the backyard and remodeled bath with custom cabinetry, pedestal sink, soaking tub and walk-in closet. Three secondary bedrooms and an open loft with custom built-ins complete the upper level. European Oak engineered wood flooring, central air and three solar systems are additional highlights. The enormous backyard is truly special, offering plenty of room to relax, play and entertain with a covered patio, outdoor BBQ and fireplace area, numerous mature fruit trees, a charming playhouse-style shed and a larger storage shed. HOA includes nearby Whispering Ridge Swim & Tennis with pool, spa, tennis/pickleball courts and private clubhouse facilities.

Built in 1986



Essential Information

MLS® #	260021330
Price	\$1,950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,454
Acres	0.68
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Contemporary, Traditional
Status	Active

Community Information

Address	12397 Kingspine
Area	SCRIPPS MIRAMAR (92131)
Subdivision	Whispering Ridge
City	San Diego
County	San Diego
State	CA
Zip Code	92131

Amenities

Parking Spaces	6
Parking	Attached, Garage - Single Door, Garage - Two Door
# of Garages	3
View	N/K
Has Pool	Yes
Pool	Community/Common

Interior

Interior Features	Balcony, Bathtub, Built-Ins, Ceiling	Fan, Granite
	Counters, Pantry, Recessed Lighting, Remodeled Kitchen	
Appliances	Dishwasher, Disposal, Dryer, Garage Door Opener, Refrigerator, Solar Panels, Washer, Convection Oven, Double Oven, Gas Range	
Heating	Forced Air Unit	
Cooling	Central Forced Air	

Fireplace	Yes
# of Fireplaces	2
Fireplaces	FP in Family Room,Outdoors
Stories	2 Story

Exterior

Lot Description	Curbs,Landscaped,Public Street,Sidewalks,Street Paved
Roof	Tile/Clay
Construction	Stucco

School Information

District	San Diego Unified School Distric
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Fees

HOA Fees	\$185
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$185

Additional Information

Date Listed	September 7th, 2026
Listing Office	Berkshire Hathaway HomeServices California Properties

Listing Details

Listing Office	Berkshire Hathaway HomeServices California Properties
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