

\$2,650,000 - 1414 Franciscan Way, San Diego

MLS® #PTP2606705

\$2,650,000

5 Bedroom, 4.00 Bathroom, 3,826 sqft
Residential on 0.34 Acres

University Heights, San Diego, CA

Discover a furnished, hidden gem perched on the cliffs of the highly sought-after University Heights a vertical luxury that redefines the concept of an entertainers paradise. A highly desirable, secure home with strong defenses and excellent potential for further fortification. With floor-to-ceiling panoramic views from every level, this home is a rare treasure in a market where such unobstructed vistas are a true luxury. From the street, it may appear modest, but step inside, and you'll be captivated by the expansive views and the impressive scale of the property as it descends three stories into the cliffside. Extensively remodeled with high-end finishes, this residence boasts top-of-the-line upgrades, including professional-grade appliances, a wine cellar, a dry-age meat locker, a full solar system with battery backup, and a new roof and a new split-level AC system in each room. The master suite is a retreat unto itself, featuring sweeping views, a private balcony, and a spa-like bathroom with custom walk-in closets. Four outdoor living spaces spread across three levels make this home an entertainers dream, complete with a new California Spa. The lower level offers a self-contained 700 sq. ft. suite, complete with an exterior entrance a kitchen, and a spacious deck, accessible both internally and externally. This versatile space presents excellent income potential or could serve as the perfect game room and home theater. This listing is a rare find and won't be on the market for long. Be



sure to review the full list of upgrades to truly appreciate the craftsmanship and luxu

Built in 2006

Essential Information

MLS® #	PTP2606705
Price	\$2,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,826
Acres	0.34
Year Built	2006
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1414 Franciscan Way
Area	SAN DIEGO (92116)
Subdivision	University Heights
City	San Diego
County	San Diego
State	CA
Zip Code	92116

Amenities

Parking Spaces	5
# of Garages	2
View	Panoramic,Bluff,City Lights
Pool	N/K

Interior

Cooling	Energy Star,High Efficiency
Fireplace	Yes
Fireplaces	FP in Family Room
# of Stories	3

Stories Split Level

Exterior

Lot Description Corner Lot,Cul-De-Sac

School Information

District San Diego Unified School Distric

Additional Information

Date Listed September 3rd, 2026

Days on Market 1

Zoning R-1:SINGLE

Listing Office Apropos Investments

Listing Details

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