

\$1,799,000 - 2306 Modesto St, San Diego

MLS® #260006741

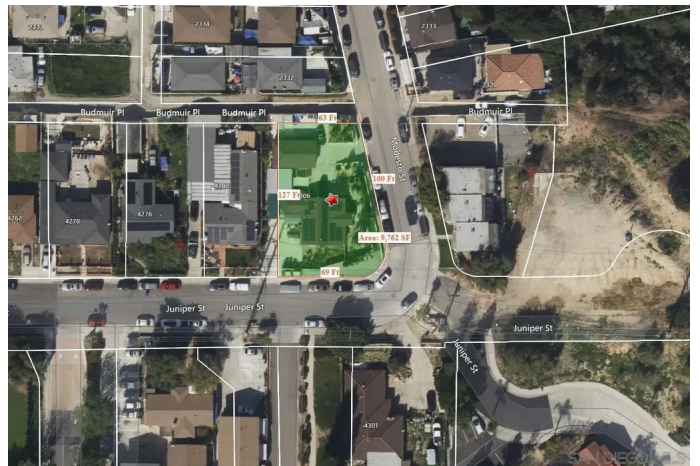
\$1,799,000

7 Bedroom, 5.00 Bathroom, 2,588 sqft
Residential

Hollywood Park, San Diego, CA

Income Property • Multi-Generational Living
• Board & Care Opportunity •
Exceptional Investment Potential Two
Stunning Detached Solar Homes on One
Expansive Corner Lot in Prime San Diego!
Rare opportunity to own a private
multi-residence compound situated on a
spacious 9,762 SF corner lot featuring two
detached homes, strong income potential, and
flexible living configurations. The property
includes: • Main Residence: 4 Bed | 3 Bath
| Approx. 1,404 SF • Newly Constructed
Designer ADU/SFR: 3 Bed | 2 Bath | Approx.
1,184 SF • Additional 2 Bed | 1 Bath
Garage Conversion Unit (unpermitted) The
newly completed ADU was finished in
December 2025 and showcases thoughtfully
designed living spaces, premium finishes, and
modern construction. Ideal for
owner-occupants, investors, large families,
multigenerational living, rental income, or
potential Board & Care use. Both the Main
Home and ADU feature owned solar systems
(not leased), providing long-term energy
efficiency and savings. Excellent flexibility:
• Live in one residence and rent the other
• Multi-family compound potential •
Income-producing investment opportunity •
Possible rental diversification Showings are
currently available for the ADU residence only.
Main residence and additional structures
available by appointment only.

Built in 2000



Essential Information

MLS® #	260006741
Price	\$1,799,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,588
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Contemporary,Traditional
Status	Active

Community Information

Address	2306 Modesto St
Area	EAST SAN DIEGO (92105)
Subdivision	Hollywood Park
City	San Diego
County	San Diego
State	CA
Zip Code	92105

Amenities

Utilities	Cable Available,Electricity Connected,See Remarks
Parking Spaces	6
Parking	Converted,Detached
View	Neighborhood
Pool	N/K

Interior

Interior Features	2 Staircases,Bathtub,Ceiling Fan,Copper Plumbing Full,Open Floor Plan,Shower,Shower in Tub,Storage Space,Kitchen Open to Family Rm
Appliances	Dishwasher,Disposal,Dryer,Range/Oven,Refrigerator,Solar Panels,Washer,Freezer,Counter Top,Electric Cooking
Heating	Forced Air Unit,Passive Solar
Cooling	Central Forced Air,Other/Remarks
# of Fireplaces	1
Fireplaces	N/K
Stories	2 Story

Exterior

Lot Description	Alley Access,Corner Lot,Public Street
Roof	Composition
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	March 23rd, 2026
Days on Market	105
Zoning	R-2
Listing Office	Coastal Rock Realty

Listing Details

Listing Office	Coastal Rock Realty
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on July 27th, 2026 at 6:25pm PDT