

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

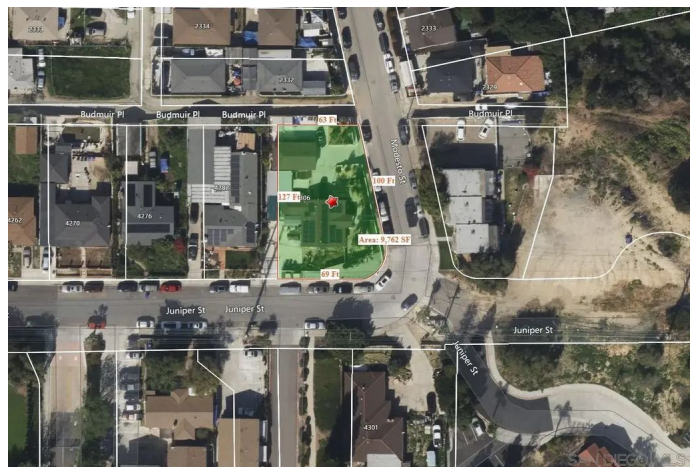
MLS® #260007617

\$1,799,000

9 Bedroom, 6.00 Bathroom,
Residential Income

Hollywood Park, San Diego, CA

Variance Granted 2-4 Units, Lot Size 9,762 square feet! Income Property â€¢ Multi-Generational Living â€¢ Board & Care Opportunity â€¢ 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: â€¢ Main Residence: 4 Bed | 3 Bath | Approx. 1,404 SF â€¢ Newly Constructed Designer ADU/SFR: 3 Bed | 2 Bath | Approx. 1,184 SF â€¢ 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: â€¢ Live in one residence and rent the other â€¢ Multi-family compound potential â€¢ Income-producing investment opportunity â€¢ 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® #	260007617
Price	\$1,799,000
Bedrooms	9
Bathrooms	6.00
Full Baths	6
Year Built	2000
Type	Residential Income
Sub-Type	Res Income 2-4 Units
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

Amenities	Other/Remarks
Utilities	Sewer Connected
View	N/K
Pool	N/K

Interior

Heating	Forced Air Unit,Passive Solar
Cooling	Central Forced Air
Fireplace	Yes
Stories	Other/Remarks

Exterior

Lot Description	Corner Lot,Public Street,Sidewalks,Street Paved,Other/Remarks
Roof	Composition
Construction	Stucco

School Information

District San Diego Unified School Distric

Fees

Other Fees \$0

Additional Information

Date Listed April 1st, 2026
Days on Market 136
Zoning R2 S1-7
Listing Office Coastal Rock Realty

Listing Details

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Listing information last updated on September 21st, 2026 at 12:39am PDT