

# \$4,088,000 - 4419 Narragansett Ave, San Diego

MLS® #260023048

**\$4,088,000**

7 Bedroom, 5.00 Bathroom,  
Residential Income

Point Loma, San Diego, CA

Variance granted 2-4 Units: A rare coastal investment opportunity combining two substantial residences, exceptional parking, sophisticated design, and multiple income-producing strategies. This distinctive Point Loma property offers a 2,276-square-foot primary residence with 4 bedrooms and 2.5 bathrooms, complemented by a completely separate 1,200-square-foot second residence/ADU with 3 bedrooms and 2 bathrooms. The configuration creates exceptional flexibility for an investor, owner-user, multigenerational household, or buyer seeking to offset ownership costs with rental income. The property's two-residence layout provides multiple potential strategies, including renting both residences, living in one while leasing the other, multigenerational living, extended-stay accommodations, or maintaining a dedicated second residence for family, guests, or a home-based business, subject to applicable regulations and requirements. The separation between the residences enhances privacy while creating a compelling combination of lifestyle utility and investment potential. The 2,276-square-foot main residence showcases elevated modern design with subtle mid-century influences, expansive windows, soaring ceilings, rich wood flooring, dramatic full-height tiled feature walls, quartz countertops, and a sophisticated palette of walnut, white oak, crisp white, and bold black cabinetry. The kitchen features sleek designer appliances, a Blanco sink, and



an oversized island designed for entertaining, casual dining, and everyday living. See Supplemental Remarks

Built in 2026

**Essential Information**

|            |                      |
|------------|----------------------|
| MLS® #     | 260023048            |
| Price      | \$4,088,000          |
| Bedrooms   | 7                    |
| Bathrooms  | 5.00                 |
| Full Baths | 4                    |
| Half Baths | 1                    |
| Year Built | 2026                 |
| Type       | Residential Income   |
| Sub-Type   | Res Income 2-4 Units |
| Status     | Active               |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 4419 Narragansett Ave |
| Area        | OCEAN BEACH (92107)   |
| Subdivision | Point Loma            |
| City        | San Diego             |
| County      | San Diego             |
| State       | CA                    |
| Zip Code    | 92107                 |

**Amenities**

|           |                                 |
|-----------|---------------------------------|
| Utilities | Sewer Connected                 |
| View      | Ocean,Panoramic,Panoramic Ocean |
| Has Pool  | Yes                             |

**Interior**

|           |                    |
|-----------|--------------------|
| Heating   | Forced Air Unit    |
| Cooling   | Central Forced Air |
| Fireplace | Yes                |
| Stories   | Other/Remarks      |

**Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Alley Access,West of I-5 |
| Roof            | Composition              |
| Construction    | Other/Remarks            |

### **Fees**

|            |     |
|------------|-----|
| Other Fees | \$0 |
|------------|-----|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2026 |
| Days on Market | 21                   |
| Listing Office | Compass              |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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 October 9th, 2026 at 12:24am PDT