

\$613,000 - 5605 Friars Rd #296, San Diego

MLS® #SW26141870

\$613,000

2 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 6.91 Acres

Fashion Valley, San Diego, CA

PRICE REDUCED TO \$613,000! Exceptional price/value at Presidio Place. This beautifully updated 2BR/2BA residence offers 1,120 sq. ft. of comfortable living space in one of Mission Valley's most convenient locations. With another comparable residence in complex featuring the same floor plan just closing Aug 25th at \$625,000, #296 presents an outstanding opportunity. Resort Style Living in the Heart of San Diego! Turnkey and gorgeously updated 2 bedroom, 2 bath condominium in highly desirable Presidio Place, just minutes from Mission Bay and San Diego's world famous beaches. This inviting home features a spacious open floor plan, gorgeously remodeled, new kitchen with quartz countertops, stainless steel appliances, new luxury vinyl plank flooring, a NEW COOL and REFRESHING HVAC SYSTEM, cozy fireplace, in unit washer and dryer, 2 spaces of secure underground parking (1 assigned and 1 visitor), 24 hour guarded, gated community and a private west facing balcony that captures refreshing coastal breezes and colorful sunset skies. Enjoy exceptional resort style amenities, including pools, spas, tennis courts, pickleball, walking paths, and beautifully maintained grounds that create a true vacation at home atmosphere. WATER and TRASH included in HOA monthly fee. The YMCA is just next door, with a resident membership discount available and great fitness and recreation programs. Easy access to trolley and travel anywhere. Ideally located



in the heart of San Diego, you'll be just minutes from Fashion Valley Mall, Mission Valley shopping and dining, Historic Old Town, USD, Snapdragon St

Built in 1981

Essential Information

MLS® #	SW26141870
Price	\$613,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	6.91
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Active

Community Information

Address	5605 Friars Rd #296
Area	OLD TOWN SD (92110)
Subdivision	Fashion Valley
City	San Diego
County	San Diego
State	CA
Zip Code	92110

Amenities

Utilities	Cable Available,Electricity Connected	Connected,Sewer	Connected,Water
Parking Spaces	2		
Parking	Assigned,Gated,Garage		
# of Garages	2		
View	Trees/Woods,City Lights		
Has Pool	Yes		
Pool	Community/Common,Association,Heated		

Interior

Interior Features	Living Room Balcony, Recessed Lighting	
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Range	Oven, Electric
Heating	Forced Air Unit, High Efficiency	
Cooling	Central Forced Air, Energy Star, High Efficiency	
Fireplace	Yes	
Fireplaces	FP in Living Room, Gas	
# of Stories	4	
Stories	3 Story	

Exterior

Lot Description	Curbs, Sidewalks
Roof	Spanish Tile
Construction	Concrete, Ducts Prof Air-Sealed, Glass

School Information

District	San Diego Unified School District
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Fees

HOA Fees	\$664
HOA Frequency	Monthly
Mello Roos	\$33
Total Fees	\$666

Additional Information

Date Listed	July 9th, 2026
Days on Market	78
Listing Office	eXp Realty of Southern California, Inc.

Listing Details

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