

# \$449,000 - 5745 Friars Rd 81, San Diego

MLS® #260019896

**\$449,000**

1 Bedroom, 2.00 Bathroom, 854 sqft  
Residential

Fashion Valley, San Diego, CA

Single-level living, zero stairs, and an HOA that actually pays you back. Welcome home to 5745 Friars Rd #81, a first-floor, 1-bedroom, 1.5-bath condo in the heart of Mission Valley's Presidio Place community. No stairs to climb, just walk in and settle in. Inside, you'll find updated flooring, paint, a newer A/C system, a cozy gas fireplace, and built-in shelving that adds real storage without eating into your living space. In-unit washer/dryer hookups mean laundry day stays home. Step outside to your own private patio, your personal outdoor retreat, steps from the community's resort-style grounds. And about that HOA: it's not just a fee, it's a bill-pay service. Water, sewer, trash, and gas are all included, plus access to multiple pools and spas, tennis courts, pickleball courts, lagoons, ponds, fountains, and BBQ areas. Add up what you're not paying separately for utilities and amenities, and the math starts to make a lot more sense. Location seals the deal: minutes to USD, Fashion Valley mall, major freeways, the beaches, and San Diego's best shopping and dining, all from a quiet, canyon-edged neighborhood that still feels tucked away. Move-in ready. Low-maintenance. Priced to sell.

Built in 1980

## Essential Information

MLS® # 260019896



|                |                       |
|----------------|-----------------------|
| Price          | \$449,000             |
| Bedrooms       | 1                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 854                   |
| Year Built     | 1980                  |
| Type           | Residential           |
| Sub-Type       | Condominium           |
| Style          | Mediterranean/Spanish |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5745 Friars Rd 81   |
| Area        | OLD TOWN SD (92110) |
| Subdivision | Fashion Valley      |
| City        | San Diego           |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 92110               |

### Amenities

|                |                                                                                                                     |  |  |
|----------------|---------------------------------------------------------------------------------------------------------------------|--|--|
| Amenities      | Clubhouse/Rec Room,Exercise Room,Gated Community,Laundry Facilities,Pickleball,Pool,Sauna,Spa/Hot Tub,Tennis Courts |  |  |
| Parking Spaces | 1                                                                                                                   |  |  |
| Parking        | Community Garage                                                                                                    |  |  |
| # of Garages   | 1                                                                                                                   |  |  |
| Has Pool       | Yes                                                                                                                 |  |  |
| Pool           | Community/Common                                                                                                    |  |  |

### Interior

|                 |                                                         |               |                |
|-----------------|---------------------------------------------------------|---------------|----------------|
| Appliances      | Dishwasher,Refrigerator,Electric Stove,Electric Cooking | Oven,Electric | Range,Electric |
| Heating         | Forced Air Unit                                         |               |                |
| Cooling         | Central Forced Air                                      |               |                |
| Fireplace       | Yes                                                     |               |                |
| # of Fireplaces | 1                                                       |               |                |
| Fireplaces      | Gas                                                     |               |                |
| # of Stories    | 4                                                       |               |                |

|         |         |
|---------|---------|
| Stories | 1 Story |
|---------|---------|

## Exterior

|              |           |
|--------------|-----------|
| Roof         | Tile/Clay |
| Construction | Stucco    |

## Fees

|               |         |
|---------------|---------|
| HOA Fees      | \$624   |
| HOA Frequency | Monthly |
| Other Fees    | \$0     |
| Total Fees    | \$624   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2026 |
| Days on Market | 22                |
| Listing Office | Compass           |

## Listing Details

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

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