

\$2,995,000 - 811-13 Balboa Ct, San Diego

MLS® #260006763

\$2,995,000

5 Bedroom, 3.00 Bathroom,
Residential Income

South Mission Beach, San Diego, CA

Welcome to an exceptional duplex in the heart of South Mission Beach, just steps from the bay in one direction and the ocean in the other. This expertly remodeled property offers the perfect blend of luxury, flexibility, and income potential in one of SoCal's most desirable beach communities. The property features two beautifully reimagined units with a modern coastal design and elevated finishes throughout. The downstairs unit offers three bedrooms and one bathroom with a private outdoor space finished in artificial turf, ideal for relaxing after the beach. Upstairs, the two-bedroom, two-bathroom unit showcases a bright open-concept layout and an expansive outdoor living area, along with peek ocean views. Both units feature chef inspired kitchens with white oak cabinetry, premium countertops, and white stainless steel appliances, along with spa like bathrooms and custom LED white oak floating shelves. Each bedroom and living space includes Samsung TVs and motorized blinds, enhancing the turnkey, furnished appeal. A security system with cameras is also installed for added peace of mind. Extensive upgrades include a new roof, stucco, windows, mini-split HVAC systems, and updated electrical, plumbing, sewer, and foundation improvements. An oversized two car garage plus an additional off street space provides rare and valuable parking. Ideal for a vacation home, live in one / rent the other, or high performing investment, this property also qualifies for a coveted Tier 2



short term rental license making it a true turnkey coastal asset with both lifestyle and income potential.

Built in 1976

Essential Information

MLS® #	260006763
Price	\$2,995,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Year Built	1976
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	811-13 Balboa Ct
Area	San Diego (92109)
Subdivision	South Mission Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92109

Amenities

Utilities	Sewer Connected
View	Ocean
Has Pool	Yes

Interior

Heating	Wall/Gravity
Cooling	Wall/Window
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Alley Access,Public Street,Sidewalks,Street Paved,West of I-5
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Roof	Composition,Other/Remarks
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	March 26th, 2026
Days on Market	105
Listing Office	Proptero Holdings, Inc.

Listing Details

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