

\$4,899,900 - 827 Rosecrans St, San Diego

MLS® #260019682

\$4,899,900

4 Bedroom, 4.00 Bathroom, 3,529 sqft

Residential on 0.22 Acres

La Playa, San Diego, CA

A rare opportunity to own one of San Diego Bay's premier view properties and unlock exceptional equity potential. Located in Point Loma's prestigious La Playa neighborhood, between the world-renowned San Diego Yacht Club and Southwestern Yacht Club, this 9,700+ sq. ft. gently sloping lot is surrounded by luxury estates. Build your dream estate without years of coastal permitting delays. This shovel-ready opportunity includes approved plans in the final submission phase and Coastal Commission clearance already secured. The proposed 6,033 sq. ft. residence features 5 bedrooms (plus optional 6th), 5.5 baths, an elevator, 4-car tandem carport, and 2,086 sq. ft. of view decks designed to maximize breathtaking panoramas of San Diego Bay, the downtown skyline, passing yachts, sparkling city lights, and the city's iconic fireworks. The property offers dual access from Rosecrans Street and San Antonio Place (via private easement), mature fruit trees, and a coveted private easement to the historic waterfront Bessemer Path. Enjoy easy access to Kellogg Beach, Shelter Island, marinas, and the best of Point Loma's waterfront lifestyle. Not ready to build? The existing 4-bedroom home is comfortable and move-in ready, allowing you to enjoy the spectacular views while planning your future masterpiece. This is a rare chance to create a world-class estate in one of San Diego's most exclusive bayside neighborhoods. *This sale includes the existing property plus approved



plans for a 6033 sqft residence that are in the final submission phase with the City of San Diego.*

Built in 1951

Essential Information

MLS® #	260019682
Price	\$4,899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,529
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Contemporary,See Remarks
Status	Active

Community Information

Address	827 Rosecrans St
Area	POINT LOMA (92106)
Subdivision	La Playa
City	San Diego
County	San Diego
State	CA
Zip Code	92106

Amenities

Utilities	Electricity Connected,Sewer Connected,Water Connected
Parking Spaces	4
Parking	Attached,Garage Door Opener
# of Garages	2
View	Bay,City,Evening Lights,Ocean,Panoramic,Marina,Water,Bridge,Harbor,City Lights
Pool	N/K

Interior

Interior Features	Balcony,Bathtub,Built-Ins,Ceiling Fan,Living Room Deck Attached,Recessed Lighting,Shower,Shower in Tub
Appliances	Dishwasher,Disposal,Garage Door Opener,Microwave,Refrigerator,Free Standing Range
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	FP in Family Room,FP in Living Room
Stories	2 Story

Exterior

Lot Description	Easement Access,Landscaped,Private Street,Public Street,Sidewalks,Street Paved,West of I-5
Roof	Composition
Construction	Wood/Stucco

School Information

District	San Diego Unified School Distric
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Fees

Other Fees	\$0
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Additional Information

Date Listed	August 12th, 2026
Days on Market	31
Zoning	R-1:SINGLE
Listing Office	Compass

Listing Details

Listing Office	Compass
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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 September 13th, 2026 at 3:55am PDT