

Luxury 3 bedroom Condo in the Heart of North Park- Unit 2



- Unit 2 in a small 4 unit complex
- 3 Bedrooms, 2 Bath, 2nd Floor Flat unit, 1255 SqFt, Large Balcony, 2 car Tandem garage
- Live in a brand new condo and walk 1 minute to Restaurants, Bars, Shops, Trendy neighborhood



View

- Large Balconies with Glass handrails open view
- Large windows with view in all rooms

Efficiency

- Tankless water heater
- Energy-saving LED light bulbs
- Efficient Ductless AC units and individual remote control for each room
- Energy-efficient gas heating system
- Low-energy dual-pane vinyl windows

Kitchen

- Large Island with quartz countertop and seating area
- ENERGY STAR® stainless steel side-by-side refrigerator
- 5 burner Stove/Oven
- Stainless Steel microwave/hood combination
- Dishwasher
- Designer-selected quartz slab kitchen countertops & Backsplash
- Hi arc pulldown faucet
- Contemporary single basin under-mount stainless steel sink with Garbage Disposal
- Designer-selected cabinetry in white Shaker-style
- Designer hanging pendant at island
- Convenient roll-out shelf for hidden recycling, trash, spice rack at kitchen

Bedrooms

- Large closets with designer closet doors in all rooms
- Full of lights and view in all rooms
- Efficient Ductless AC units with individual remote control in each room

Bathrooms

- Under-mount sinks
- High quality Moen®, Kohler®, Grohe® bathroom fixtures
- LED lighting package
- Tile floors, Custom Tile shower walls with frameless glass enclosure
- Custom Quartz Countertops
- Designer-selected Shaker-style cabinetry packages in white
- Designer selected framed mirror(s)

Laundry Room

- Custom Cabinets
- ENERGY STAR® White Washer and Dryer

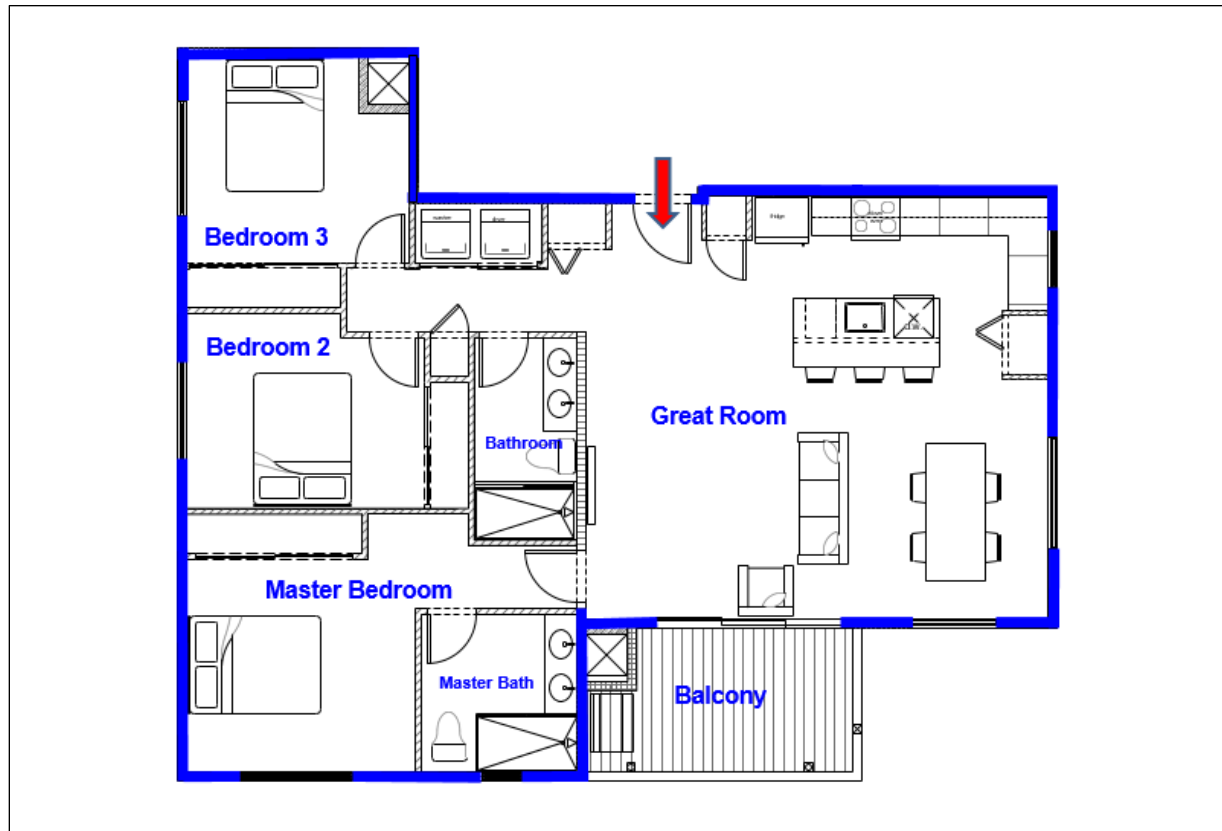
Interior

- Designer entry door with smart locks

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	<ul style="list-style-type: none">• High quality Luxury Vinyl Planks & Tile Flooring• Designer Interior doors• Beautiful Glass Handrails• Contemporary Kwikset® handles & locks• Fire sprinklers, Smoke/CO2 alarms in each room
Exterior/Structure	<ul style="list-style-type: none">• Arcylic Stucco, 2 tone harmonizing color schemes• Built-In barbecue• Fire-rated entry doors• Strong structure, professional framing, 30 Steel Beams, 33 Strong Tie Rods from foundation to roof• Water Booster Pump for increased water pressure in all floors
Parking Garage	<ul style="list-style-type: none">• Secure, enclosed, two car tandem parking garage• Designer App controlled Garage door openers• Insulated garage doors with quiet belt drive openers• Dedicated Electrical Vehicle outlet for each unit• Bicycle Racks• Storage
Connectivity	<ul style="list-style-type: none">• App controlled garage door openers• Smart locks, Ring® Video Doorbell, including remote App• Cable & Data outlet in living rooms
Size(SqFt)-Unit 2	<ul style="list-style-type: none">• Habitable Area: 1260, Balcony Area: 110, Garage Area: 262• TOTAL including balcony and parking garage: 1260+110+262= 1632

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Discover urban living at its finest in these this brand new condominium, nestled in the vibrant heart of San Diego's sought-after North Park neighborhood. Experience the perfect blend of modern construction and an energetic, up-and-coming community. Just one block away, immerse yourself in a lively scene brimming with an eclectic mix of popular bars, craft breweries, diverse restaurants, and convenient shopping. These exceptional residences offer an unparalleled opportunity to enjoy a walkable lifestyle in one of San Diego's most dynamic and trendy areas. Discover your new home in the vibrant heart of North Park, one of San Diego's most trendsetting and up-and-coming

neighborhoods! Enjoy the walkability and energetic atmosphere of a neighborhood that is both a cultural hub and a foodie paradise, all while residing in a contemporary, newly constructed home designed for today's urban living.