

Kensington Classic



4543 EAST TALMADGE DRIVE

OFFERED AT 689,000

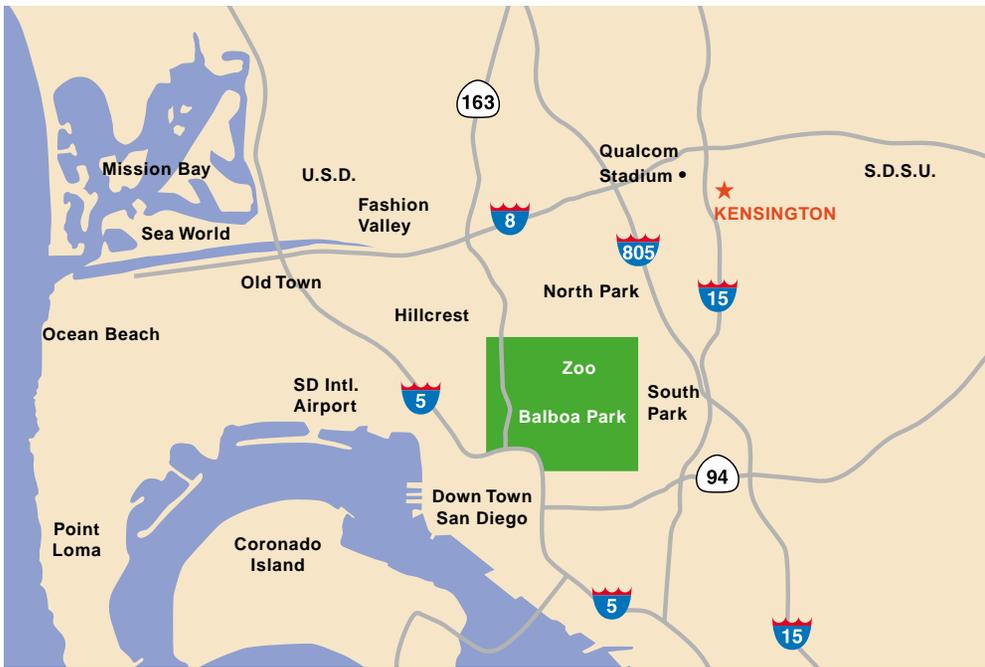
MLS #140021684

JG Jim Greer

Contact Agent: Jim Greer (619) 985-1628

Visit JimGreer.com for more information





4543 East Talmadge Drive is in the heart of historic Kensington.

Full of charm, with a definite Mediterranean flavor, Kensington is one of San Diego's most desirable neighborhoods.

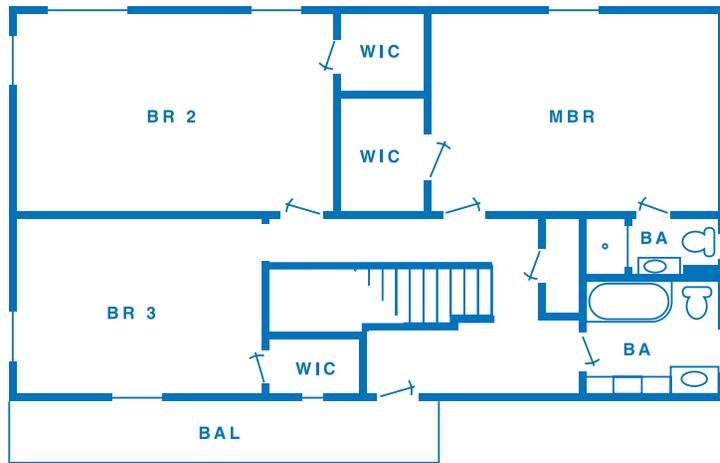
Centrally located and freeway close, Kensington is convenient to all. Beaches, Downtown, Fashion Valley, S.D.S.U, East County...are just minutes away.

There are many dining, shopping and entertaining opportunities in Kensington it's self and the adjacent neighborhoods - it's a fun place to live!

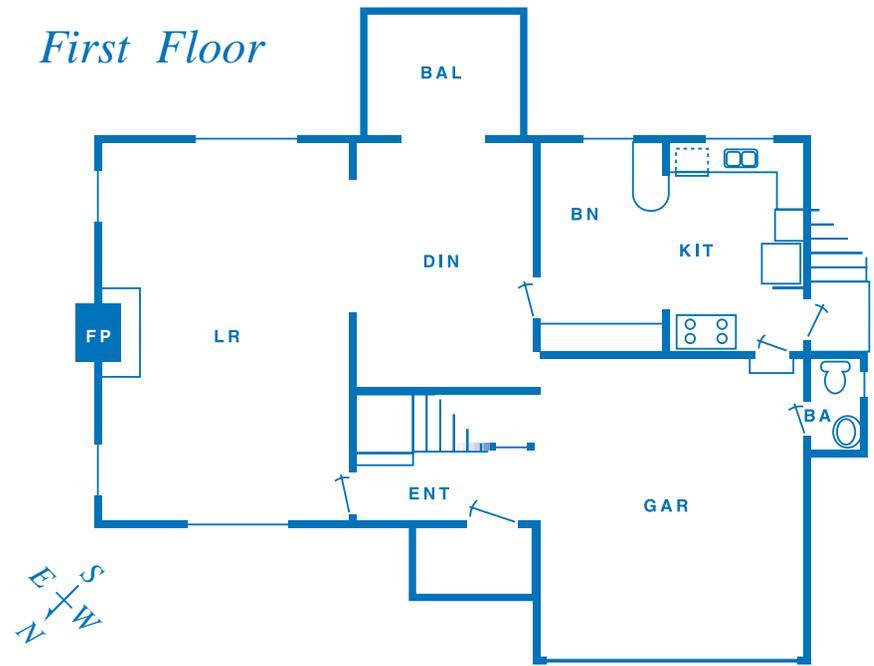
Kensington Classic Home



Second Floor



First Floor

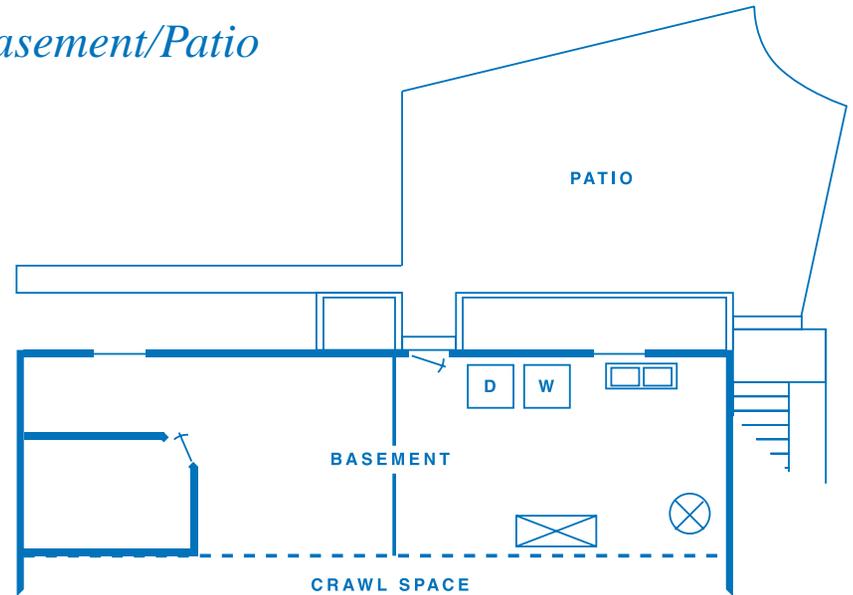


Perched on a canyon, this 1,772 square foot Kensington classic includes a formal entry, dining and fireplace centered living room. The kitchen enjoys a comfortable 'morning room' breakfast nook. Additionally the house has three bedrooms, all with walk-in closets, 2.5 baths, one with vintage tile work, 2 balconies - one in front and the other off the dining room, a large patio, utilities room basement and a 2 small cars garage.

The property has been a rental since purchased by the current owner in 2000 and is now ready to be restored to its one time charm. It is offered AS IS.

Kensington Classic Home

Basement/Patio





Entry, Living Room and Dining Room



Balcony off of Dining Room, Breakfast Nook and Kitchen



Upstairs Hall, Upstairs Bath, Master Bedroom, Master Bath



Bedrooms 2 and 3, Patio and BBQ



ADDITIONAL INFORMATION

City: San Diego Zip : 92116 LD: 4/22/14 Status: Active
 Map Code: 1269 H4 Cross Street: Adams Ave.

ROOMS INFORMATION

LR: 22 x 14 DIN: 14 x 10 KIT: 12 x 8 BN: 12 x 7 MBR: 16 x 11
 BR 2: 18 x 11 BR 3: 14 x 10 BAL: 25 x 3.5 BSMNT: 40 x 11 PAT: 26 X 10 - 15

EQUIPMENT

Washer, Dryer, Refrigerator, Range/Oven, Disposal, Microwave, Garage Door Opener

GENERAL INFORMATION

APN: 465-423-02-00	Year Built: 1936	Stories: 2
Lot Size: 7,500-10,889	Topography: Slope	Floors: Wood
Exterior: Stucco	Sewer: Connected	Roof: Composition
Water: Meter on Prop.	Cooling: Forced	Heat: Gas, Forced
Laundry: In basement	Garage: Attached	Pets: OK
Jurisdiction: Incorporated	Security: Fenced	Source of SF: Asses. Rec.

