

# 2772 ANGELL AVE.

SAN DIEGO, CA 92122

**\$1,100,000** | 4 + 1 OPTIONAL BEDS | 3 BATHROOMS | 4 CAR PARKING | 2,961 SQUARE FEET



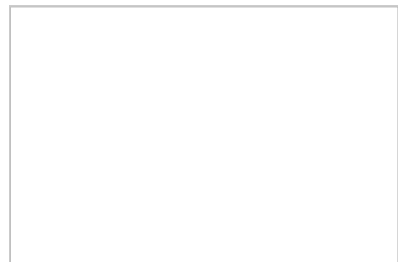
View Online: <http://www.2772AngellAve.com>  
For Instant Photos: Text 618718 To 415-877-1411



## OPEN HOUSE SATURDAY 10/5 & SUNDAY 10/6 1PM to 4PM

Your opportunity awaits! Well maintained 4BD/3BA 2,961sqft home sits nestled in the most westerly neighborhood in University City with a beautiful canyon rim view. This 17,500sqft lot is simply jaw dropping. Enjoy panoramic views to the north just beyond the HUGE lush yard. Home features a large formal living area with cozy brick fireplace. Spacious kitchen layout. 3 bedrooms + optional 4th bedroom or den on the 1st level. Large master bedroom with bath on 2nd level. Huge 30x18 permitted addition with built in bar creates the perfect space for entertaining. Step into the tranquil yard to watch the red tail hawk circle above, sit beneath the shade of the large tree, or tend to the garden. If you appreciate & desire the charm of the mid-century style - this home is for you. If you are looking to modernize a large home with great bones - this home is for ...

- 4 Bedroom / 3 Bathroom
- 17,500 sqft Canyon-rim VIEW lot
- Multiple Living Spaces
- Master Bedrooms on both levels
- HUGE yard
- Storage Shed
- Attached 2 Car Garage



### AGENT INFORMATION



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Disclaimer: All information deemed reliable but not guaranteed.