



Upgrades & Features

1092 EVERGREEN STREET · SAN DIEGO, CA 92106

Overview

A distinguished three level custom residence offering panoramic views of San Diego Bay, Downtown, Coronado Bridge, and the Pacific. Thoughtfully appointed with coffered ceilings, solid teak flooring, an elevator, and an approximately 900 square foot entertaining deck, this home is a true Point Loma showpiece.

Main Floor

Entry

- Tall custom double wrought iron entry doors with built in glass and screens

Living Room

- 12 to 13 foot coffered ceilings
- Built in fireplace with mantle and wrap around hearth
- Large open layout
- Hide away bookcase under the stairs concealing a lighted walk in storage area with teak flooring
- Expansive front balcony with ALX waterproofing system

Half Bath

- Soundproofed
- Custom marble vanity

Laundry Room

- Laundry chute from the second floor
- Raised platform for washer and dryer
- Gas or electric 220v dryer hookup
- Custom cabinets, drawers, and countertop
- Utility sink and large storage area



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Custom Gourmet Kitchen

- Extra wide Sub Zero built in refrigerator
- Double Bosch ovens with side door opening
- Built in 5 burner Bosch gas cooktop with large storage drawers below
- Extra large apron front sink with motion activated faucet and disposal
- Ash custom built cabinets with soft close drawers
- Silestone countertops
- Extra tall upper cabinets with custom glass fronts and interior lighting
- Lower storage drawers throughout for easier access
- 9 by 5 foot island, beverage refrigerator, microwave, and prep sink
- Large walk in pantry with built in shelves and a hidden door to additional storage

Second Floor

Guest Bedroom 1

- Views of the garden, pocket park, Point Loma, and the Pacific Ocean
- Walk in closet
- Jack and Jill bathroom entry from the hallway, featuring a jacuzzi tub, separate shower, and bidet

Master Bedroom

- Coffered ceilings
- Expansive views of San Diego Bay, Downtown, Coronado Bridge, and the Coronado Islands
- Large double sliding glass doors opening onto a walkable balcony with sitting area and ALX waterproofing
- Expansive walk in closet with built in shelving
- Master bath with large walk in shower, freestanding jacuzzi tub positioned for exceptional views, double sinks, and custom cabinetry and countertops

Guest Bedroom 2

- Expansive views of San Diego Bay, Downtown, Coronado Bridge, and Coronado Island
- Large double sliding glass doors opening onto a walkable balcony with sitting area
- Built in fireplace
- Built in shelving
- Wet bar with sink, refrigerator, and custom cabinets and countertop
- Option to combine with the master bedroom



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Observation Decks

Lower Observation Deck

- Views of the backyard garden and the city maintained Cañon Street Pocket Park that abuts the property
- Spiral staircase down to the backyard garden
- Hidden, finished, and lighted storage tucked under the upper staircase
- ALX waterproofing system

Upper Observation Deck

A standout space for entertaining small or large groups, and the premier spot to watch the 4th of July fireworks from every San Diego Bay barge.

- Approximately 900 square feet
- Panoramic 270 degree unobstructed views of Downtown San Diego, San Diego Bay, Coronado Bridge, Coronado Islands, Point Loma, Shelter Island, the Pacific Ocean, Mexico, and the Mission and Banker's Hill neighborhoods
- Exceptional nighttime views of the Downtown San Diego Jewel Box skyline
- Glass railing for unobstructed sightlines
- Built in accent lighting, plus inset dimmable lighting on the staircase from the lower deck
- Built in natural gas line
- Sink with hot and cold water, refrigerator, and stainless steel cabinets with slate tops
- Hose bib
- ALX Premium waterproofing system and coating

Split Level

Guest Room 3

- Private access via the back staircase with chairlift
- Garden views
- Large walk in closet with built in shelving
- En suite bathroom with walk in shower and large linen closet

Grounds

Backyard

- Producing fruit trees: avocado (Hass, Fuerte, and Zutano), plum, pear, apricot, cherry, nectarine, orange, tangerine, lemon, grapes, passion fruit, and boysenberry
- Accent lighting on timers
- Timer controlled stairway lighting
- Storage shed at the top of the garden
- Lockable storage area beneath the house



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Garage

- Approximately 900 square feet
- Fully finished and painted
- Large closet and built in shelving
- Plumbed for refrigerator and ice maker
- Split unit heater and AC

General Features

- Advantage Elevator (Eclipse by Savaria, largest version) serving the garage, main floor, and second floor
- Stairlift to the split level back bedroom en suite
- Solid teak hardwood flooring throughout
- Coffered ceilings on the main floor and in the master bedroom
- Ceiling fans throughout
- Custom cabinetry, custom tile in bathrooms, and custom wrought iron railing inside and out
- Solid core doors throughout
- Dual pane windows and sliders
- Extra insulation throughout
- Central air and heat with separate units for each floor, plus a split unit for the garage
- Tankless on demand water heater
- ALX Premium waterproofing system and coating on all decking and balconies
- Fire suppression sprinkler system throughout
- Hardwired security system with 8 cameras and alarm
- Water conserving landscape

Neighborhood

Walking distance to:

- The Village
- Shelter Island
- Kellogg Beach
- San Diego Bay and walking trails
- Boat marinas
- Numerous restaurants and shops
- Post office



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