

# COASTAL BLISS AND OCEAN VIEWS — IN CARDIFF BY THE SEA —

*Remodeled Main Residence and Stunning 2 Story ADU*

*2157 Edinburg Ave. Cardiff-By-The-Sea, CA 92007*



*Offered at \$2,249,000*



**TRIOLO**  
REALTY GROUP

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## Why You'll Love It

This property perfectly embodies Cardiff's laid-back coastal vibe. The main home is ready for move-in or future customization, while the Junior ADU offers income potential or an incredible guest space. Imagine waking up to sweeping ocean views, hosting gatherings on the expansive deck, or taking a short stroll to the beach to fully embrace the Cardiff lifestyle, iconic surf spots like Swami's and Cardiff Reef, and boutique shopping, coffee shops and the famous Cardiff Crack Tri-tip Sandwiches at local Seaside Market. Don't miss this rare opportunity to own a versatile, income-producing property in one of Southern California's most desirable beach towns.





## Main Residence Highlights

Step into the beautifully updated single-level main residence featuring 3 bedrooms, 1 bathroom, and approximately 1,072 square feet of living space. The interior is a perfect blend of modern upgrades and timeless design, offering:

- **Coastal Kitchen:** Soft-close cabinetry, quartz countertops, stainless steel appliances (induction cooktop, oven, refrigerator, dishwasher), and luxury vinyl plank flooring.
- **Spa-Like Bathroom:** Dual vessel sink vanity, mini-subway stone tile shower surround, sleek 24X12 tile floors
- **Character Oozing Living Space:** Refinished hardwood floors, exposed beam ceilings in every room, classic focal point brick fireplace, dual-pane windows, and a convenient full-size laundry closet.



- **Flexible Garage Space:** The 1-car garage is currently used as a bedroom but offers potential for conversion into a master suite with direct access potential from the living room.
- **Outdoor Living:** Front brick seating area and patio off the kitchen could easily be converted into an elevated deck over the open space below to pick up ocean views. Blank slate rear yard and alley access offer incredible potential.



## Show-Stopping ADU

Perched atop the garage, the 2-story ADU offers approximately 554 square feet of living space, plus an additional 147 square feet of low-ceiling lounge area. Thoughtful design maximizing every square inch of space, including:

- **Breathtaking Ocean Views:** Enjoy jaw-dropping vistas from the kitchen, deck, and loft.
- **Smart Layout:** Features a full bathroom, kitchen with modern butcher-block counters and gold accents, office niche, and a loft that accommodates a king-sized bed.
- **Private Deck:** A 310-square-foot deck showcases panoramic ocean views—perfect for savoring Cardiff’s iconic sunsets.
- **Added Convenience:** Dedicated laundry space under the stairs, private entrance, and a small yard for exclusive use.





Watch this Video to Explore More



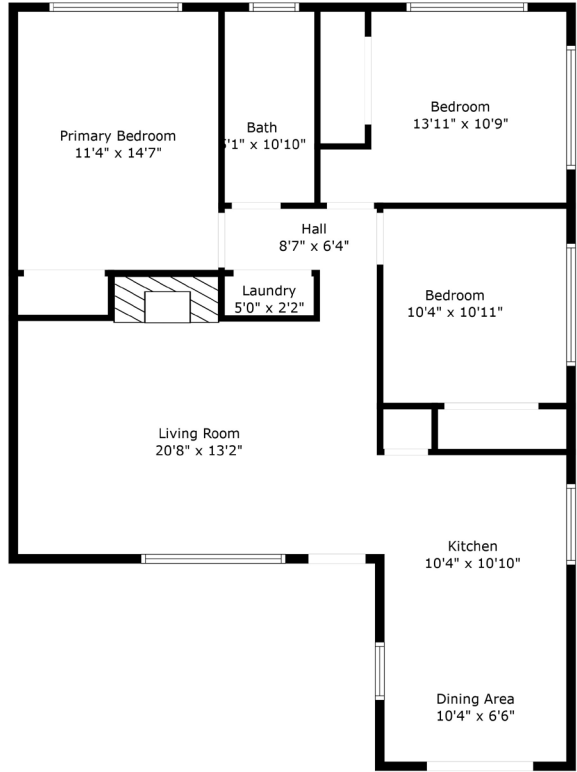
## Endless Potential

This property is brimming with opportunities to make it your own. With alley access and existing concepts for an additional 1,035-square-foot, 2-bedroom, 2-bath ADU with office space, the possibilities are endless. Imagine matching decks with stunning ocean views to elevate this property to its full potential.

- **Parking Galore:** Two existing driveway spaces, a 1-car garage, potential alley parking, and additional potential front yard parking space for up to two more vehicles.
- **Income Opportunity:** Existing tenants pay \$3560/month with a lease ending October 2025—a perfect scenario to supplement your lifestyle.
- **Blank Slate Backyard:** Customize the rear yard to suit your vision, whether it's lush landscaping or additional functional space.

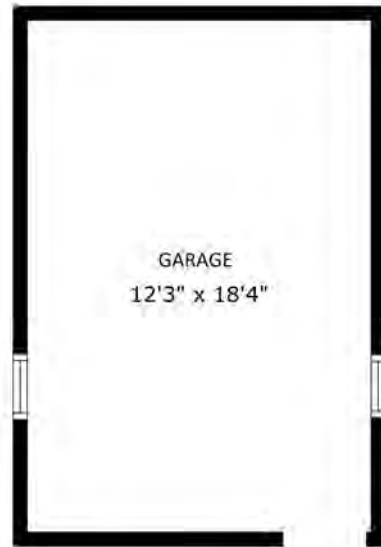


# MAIN RESIDENCE



**TOTAL: 1072 sq. ft**  
FLOOR 1: 1072 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

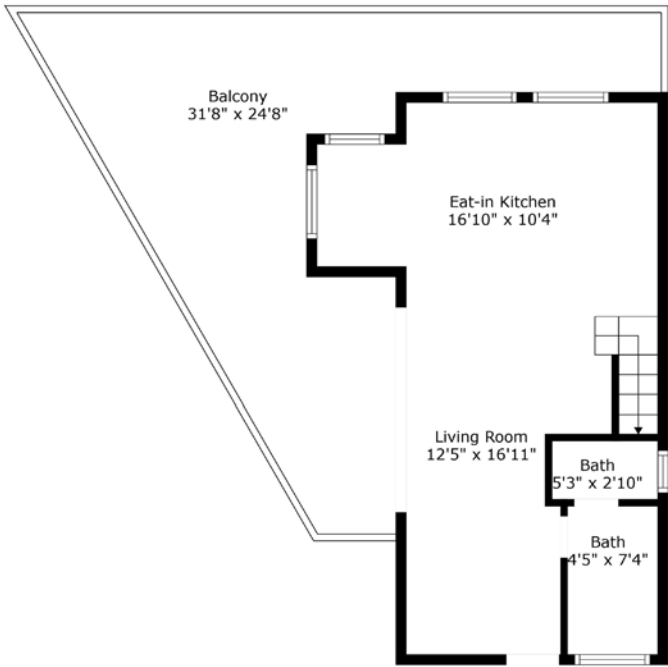


**TOTAL: 235 sq. ft**  
FLOOR 1: 235 sq. ft

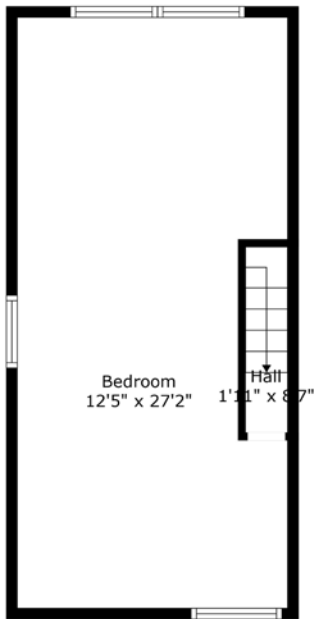


Click or Scan to view 3D Virtual Tour Link

# SHOWSTOPPING ADU



**TOTAL: 554 sq. ft.**  
FLOOR 1: 364 sq. ft, FLOOR 2: 190 sq. ft  
EXCLUDED AREAS: BALCONY: 310 sq. ft, LOW CEILING: 147 sq. ft  
Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**TOTAL: 554 sq. ft.**  
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# INVESTMENT PROPERTY ANALYSIS AND PROFORMA RETURNS

Scenario #1: Rent out main residence and ADU	Projected Rental Amounts	Gross Scheduled Income \$108,720
3BD / 1BA/ 1072 SF/ 1 car garage 1 car garage	\$5500/ month	<b>Estimated Expenses (Excluding Mortgage)</b> \$40,000
Studio 1BD / 1BA ADU/ 554 SF + Bonus 147 SF low ceiling space	\$3560/ month	<b>Net Operating Income</b> \$68,720
	<b>GRM: 23.0</b>	<b>Coastal CAP rate</b> 2.75%
		<b>Estimated Value - \$2,498,909</b>

Scenario #2: Convert 1 car garage to BD / BA	Projected Rental Amounts	Gross Scheduled Income \$120,720
4BD / 2BA/ 1072SF + 264SF= 1336 SF	\$6500/ month	<b>Estimated Expenses (Excluding Mortgage)</b> \$45,000
Studio 1BD / 1BA ADU/ 554 SF + Bonus 147 SF low ceiling space	\$3560/ month	<b>Net Operating Income</b> \$75,720
	<b>GRM: 22.8</b>	<b>Coastal CAP rate</b> 2.75%
		<b>Estimated Value - \$2,753,455</b>

Scenario #3: Convert 1 car garage to BD / BA and ADD A NEW ADU	Projected Rental Amounts	Gross Scheduled Income \$192,720
4BD / 2BA/ 1072SF + 264SF= 1336 SF	\$6500/ month	<b>Estimated Expenses (Excluding Mortgage)</b> \$67,000
Studio 1BD / 1BA ADU/ 554 SF + Bonus 147 SF low ceiling space	\$3560/ month	<b>Net Operating Income</b> \$125,720
Brand NEW 2BD/ 2BA/ 1035 SF ADU / Ocean Views	\$6000/ month <b>GRM: 23.7</b>	<b>Coastal CAP rate</b> 2.75%
Assuming 4 parking spaces in front (2 spaces for 4BD/2BA and 2 for 2BD/2BA). 1 parking space off the alley for JR. ADU. Total of 5 parking spaces. Convert space underneath balcony in front of garage into a storage space		<b>Estimated Value - \$4,571,636</b>



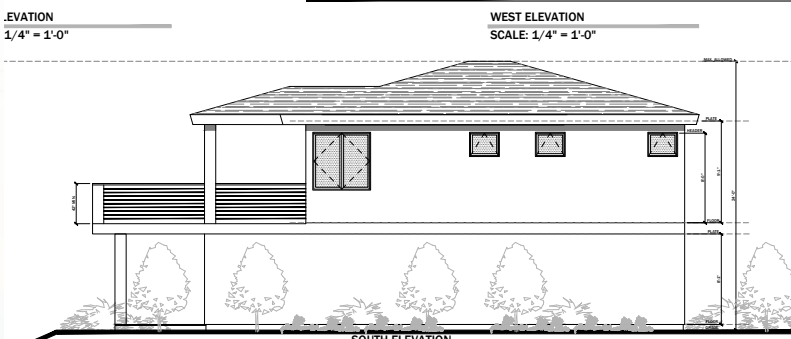
# NEW ADU CONCEPT



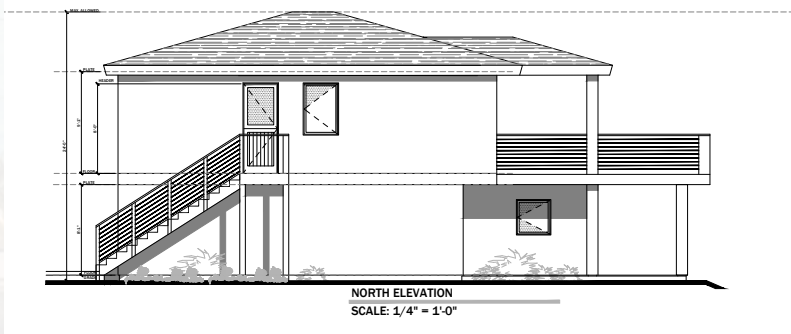
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



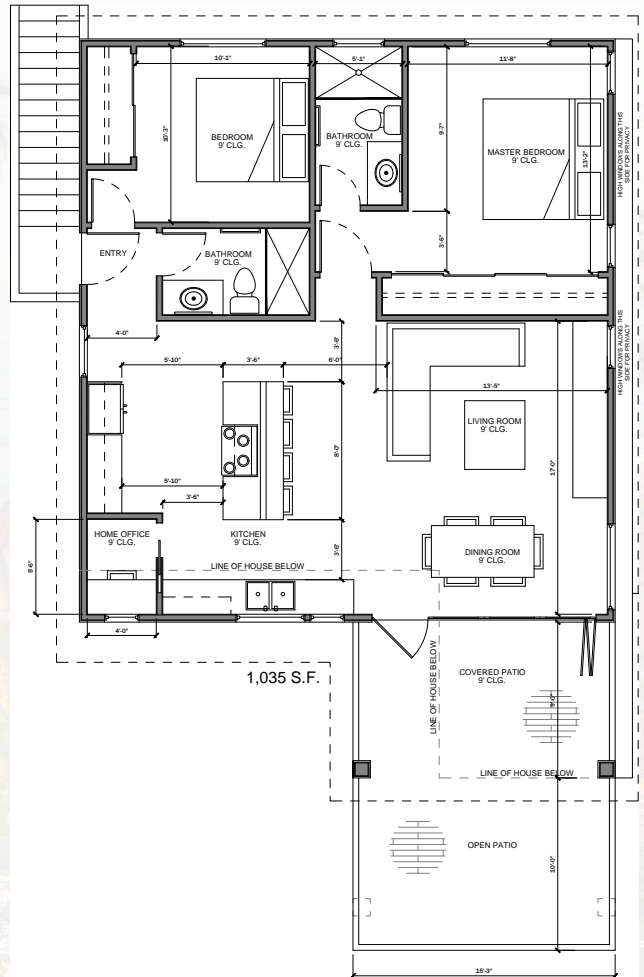
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



# VIRTUAL RENOVATIONS AND STAGING

2157 EDINBURG AVE.

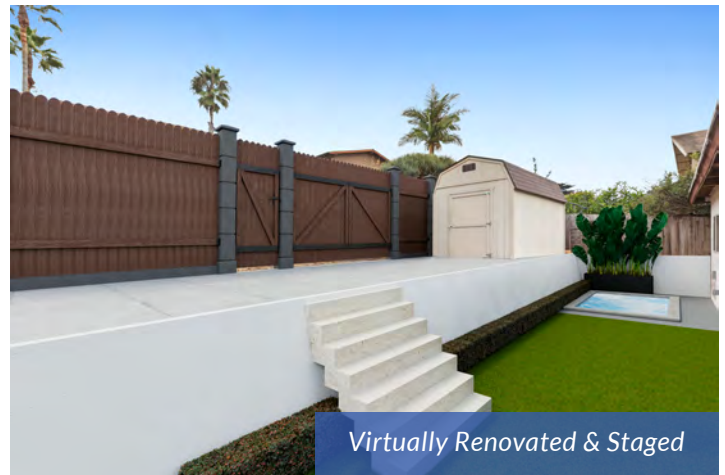
## Add More Parking



## Add Off Alley Barkyard Parking



Before



Virtually Renovated & Staged

# Garage conversion into a primary bedroom with ensuite bathroom



Current





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