



**Detached**

MLS #: **230010428** Status: **ACTIVE**  
Short Sale: **No**  
APN: **248-241-03-00** COE Date:  
Addr: **1125 Riverwood Road**  
City, St: **Santa Ysabel, CA** Zip: **92070**

List Price: **\$829,000**  
Orig Price: **\$829,000** DOMLS **0**  
Sold Price:  
List Date: **5/29/2023** LP/SqFt: **388.29**  
Mod Date: **6/2/2023** SP/SqFt:

Bedrooms: **3** Full Baths: **2**  
Optional B... **1** Half Bath... **1**  
Total: **4** Total: **3**

Parking Garage Spaces: **4**  
Parking Non-Garaged Spaces: **4**  
Parking Spaces Total: **8**  
Parking Garage: **Attached**  
Non-Garage Details: **Driveway**  
RV Parking:

Est. SqFt: **2,135** Year Built: **1982**  
Community: **JULIAN**

Neighborhood: **Wynola Estates**

Complex:  
SA Restrict: **N/K**  
View:  
Pool: **N/K**

Listing Type: **ER** Patio: **Wood**  
Pets: **Allowed w/Restrictions**  
Age Restrictions: **NK**  
Stories: **1 Story**

MandRem **None Known**

Start Showing...



[Schedule a Showing](#)

**REMARKS AND SHOWING INFO**

Beautiful family home nestled in the trees on 4 acres in Wynola. This turnkey property offers 3 bedrooms, 2 1/2 baths, 2 garages and a bonus room currently used as a gym. Gorgeous kitchen remodel with top of the line, new appliances. Beautiful back deck perfect for entertaining. Owned, oversized solar system drastically reduces cost of living. Plenty of room for horses, toys, and outside recreation on this gently sloping 4 acre property. Easy access off hwy 78, 5 minutes from Julian or 20 minutes to Ramona. Best value currently available in the Julian and Santa Ysabel communities.

Conf. Remarks: **BBQ/outside kitchen does not automatically convey. If this is important to your clients, write it in the contract.**

Cross Streets: **Hwy 78/79** Map Code: CBB%: **2.50** CBB\$: CVR: **N**

Directions To Property:

Showing: **Text LA for appt.**

Occupied: **Call Listing A...** Occupant: Occupant Ph... Lockbox: **No**

Listing Agent: **Kamisha B Greene - 760-419-3101** Agent DRE Lic#: **01962367**  
2nd Agent: Broker ID: **8735** Broker DRE Lic...  
Listing Office: **FHL Realty, Inc. - Office: 760-419-3101**

Off Market Date: Close of Escrow: Financing: Concessio...  
Selling Agent: Selling DRE License#  
Selling Office: Sale Price: Exp Date: **11/29/2023**

Wtr Dist: High School URL **Julian Union High School District** Equipment **Dishwasher, Microwave, Propane Range**

HO Fees Includ... **N/K**  
Home Owner F... **5.00** Paid: Pay Freq. **Quarterly**  
Other Fees: **0.00** Paid: **YR** Pay Freq.  
CFD/Mello-Roos: **0.00** Paid: Pay Freq.  
Total Monthly Fees: **0** Assessments:  
HOA: **Wynola Homeowne...** Other Fee Type:  
HOA Phone: **760 765-1746** Zoning: **SR-2**  
Prop Mgmt Co: Entry Level Unit:  
Prop Mgmt Ph: Cmplx Feat:

Est. % Owner Occu...  
Terms: **Other/Remarks**  
Cooling: **Central Forced Air**  
Heat Source: **Propane, Wood** Heat Equip: **Fireplace, Forced Air ...**  
Fireplace Loc: **FP in Living Room**  
Fireplaces(s): **1**

Living Room: <b>14x14</b>	Master BR: <b>14x14</b>
Dining Room: <b>10x9</b>	Bedroom 2: <b>11x12</b>
Family Room: <b>16x23</b>	Bedroom 3: <b>11x13</b>
Kitchen: <b>9x14</b>	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1: <b>28x15</b>	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record** Lot Size: **4+ to 10 AC** #Acr... **4....**  
Lot Size Source: **Assessor Rec...** Units/Building:  
Lot SqFt Approx: Units/Complex:  
Laundry Locatio... **Laundry Room** Elevator:  
Sewer/Septic: **Septic Installed** Stories in Buildi...



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and

Provided By: Kamisha B Greene

DRE Lic.#: CA 01962367

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