



Detached

MLS #: **240009006** Status: **ACTIVE**
APN: **2501200010** Short Sale: **No**
Addr: **1765 Whispering Pines Dr** COE Date:
City,St: **Julian CA** Zip: **92036**

List Price: **\$789,000**
Orig Price: **\$789,000** DOMLS **1**
Sold Price: **MT 4**
List Date: **4/22/2024** LP/SqFt: **351.60**
Mod Date: **4/25/2024** SP/SqFt:

Bedrooms: **4** Full Baths: **3**
Optional B... **0** Half Bath... **0**
Total: **4** Total: **3**

Parking Garage Spaces: **0**
Parking Non-Garaged Spaces: **5**
Parking Spaces Total: **5**
Parking Garage: **None Known**
Non-Garage Details: **Driveway - Unpaved**
RV Parking:

Est. SqFt: **2,244** Year Built: **1976**
Community: **JULIAN**

Neighborhood: **Whispering Pines**

Complex:

SA Restrict: **N/K**

View: **Mountains/Hills, Trees/Woods**

Pool: **N/K**

Listing Type: **ER**

Patio:

Pets: **Yes**

Age Restrictions: **NK**

Stories: **2 Story**

MandRem: **None Known**

Virtual Tour

Start Showin...



Schedule a Showing

REMARKS AND SHOWING INFO

Embrace the breath-taking views of Volcan Mountain nature preserve from either level of this beautifully updated, turn-key, and move-in ready home, nestled on 1.4 acres. This versatile property offers multiple configurations; the main level features a charming 3 bedroom, 2 bath home. The bottom level offers a large master bedroom and/or living space, dining room, full kitchen, and full bath. Customize your living experience with the option to lock off interior stairs or leave them open, each level offering its own private entrance and parking. Experience the seamless transition from indoor comfort to outdoor splendor, courtesy of the large upper level

Conf. Remarks: **Tax record shows 1344 sq ft. Additional square footage likely finished walk out basement completed by a previous owner at some point. Buyer to complete due diligence. Permit status unknown.**

Cross Streets: **HWY 78, Banner Rd**

Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**

Directions To Property:

Showing: **Must make appt with LA. Home is active airbnb.**

Occupied: **Tenant**

Occupant: **Kamisha**

Occupant Ph... **760-419-3101**

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: **10/22/2024**

Wtr Dist:

High School URL: **Julian Union High School District**

Equipment

Dishwasher, Propane Oven, Propane Range, Propane Stove

HO Fees Includ...

Home Owner F... **0.00**

Paid:

Pay Freq.

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning: **R-1**

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner Occu...

Terms: **Cash, Conventional, FHA, VA**

Cooling: **Central Forced Air**

Heat Source: **Wood**

Heat Equip: **Fireplace**

Fireplace Loc: **FP in Living Room**

Fireplaces(s): **2**

Living Room: 11x23	Primary BR: 15x12
Dining Room: 9x11	Bedroom 2: 11x10
Family Room: Na	Bedroom 3: 11x12
Kitchen: 12x9	Bedroom 4: 22x15
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record**

Lot Size: **1+ to 2 AC** # Acr... **1....**

Lot Size Source: **Assessor Rec...**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry Locatio... **Laundry Room**

Elevator:

Sewer/Septic: **Septic Installed**

Stories in Buildi... **2**



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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