



**Detached**

MLS #: **220015366**  
APN: **291-192-08**  
Addr: **2624 Pine Crest Dr**  
City,St: **Julian, CA** Zip: **92036**

Status: **ACTIVE**

Short Sale: **No**  
COE Date:

List Price: **\$549,000**  
Orig Price: **\$549,000** DOMLS **7**  
Sold Price: **MT 7**  
List Date: **6/17/2022** LP/SqFt: **348.35**  
Mod Date: **6/21/2022** SP/SqFt:

Bedrooms: **4** Full Baths: **2**  
Optional BR: **1** Half Baths: **0**  
Total: **5** Total: **2**

Parking Garage Spaces: **2**  
Parkng Non-Garaged Spaces: **1**  
Parking Spaces Total: **3**  
Parking Garage: **Attached**  
Non-Garage Details: **Driveway**  
RV Parking:

Est. SqFt: **1,576** Year Built: **1978**  
Community: **JULIAN**

Neighborhood: **Kentwood In The Pines**

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

Listing Type **ER** Patio:  
Pets:  
Age Restrictions: **NK**  
Stories: **2 Story**

View:  
Pool: **N/K**

MandRem **None Known**

**Virtual Tour Link**

**Start Showing Date**



**Schedule a Showing**

**REMARKS AND SHOWING INFO**

**Motivated Seller. Seller's will review all offers. Perfect home for a large family! 4 bedrooms with an optional 5th bedroom. Country living in Kentwood, just a few minutes from town. Move in ready with a fenced back yard and chicken coop. Come enjoy San Diego's beautiful mountains on the large back deck or covered front patio.**

Conf. Remarks: **5th bedroom (approx 200 sf) over garage completed with out permits and not included in listed square footage.**

Cross Streets: **Salton Vista** Map Code: CBB%: **2.50** CBB\$: CVR: **N**

Directions To Property:

Showing: **Please text LA for confirmed appt, home is occupied. Outside dog, inside cat.**

Occupied: **Owner** Occupant: **Kamisha** Occupant: **7604193101** Lockbox: **Yes**

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

Off Market Date: Close of Escrow: Financing: Concessions:  
Selling Agent: Selling DRE License#  
Selling Office: Sale Price: Exp Date: **9/17/2022**

Wtr Dist: High School URL **Julian Union High School District** Equipment **Dishwasher, Disposal, Garage Door Opener, Range/Oven, Refrigerator**

HO Fees Include:  
Home Owner Fees: **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:  
Prop Mgmt Co: Entry Level Unit:  
Prop Mgmt Ph: Cmplx Feat:

Est. % Owner  
Terms: **Cash, Conventional, FHA, VA**  
Cooling: **Central Forced Air**  
Heat Source: **Electric, Wood** Heat Equip: **Forced Air Unit, Wood**  
Fireplace Loc: **FP in Living Room**  
Fireplaces(s): **1**

Living Room: <b>16x14</b>	Master BR: <b>16x14</b>
Dining Room: <b>9x9</b>	Bedroom 2: <b>16x14</b>
Family Room: <b>0x0</b>	Bedroom 3: <b>12x10</b>
Kitchen: <b>11x10</b>	Bedroom 4: <b>11x9</b>
Breakfast Area:	Bedroom 5: <b>14x14</b>
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Public Records** Lot Size: **4,000-7,499 SF** #Acres  
Lot Size Source: **City/County** Units/Building:  
Lot SqFt Approx: Units/Complex:  
Laundry Location: **Closet Full Sized** Elevator:  
Sewer/Septic: **Septic Installed** Stories in Building: **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 Subscribers that may be shared with clients. ©SDMLS*

Provided By:  
Kamisha B Greene

DRE Lic.#: **CA**  
01962367

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