



Detached

MLS #: **240009320**
APN: **2800602800**
Addr: **4444 Hwy 78**
City,St: **Julian, CA**

Status: **ACTIVE**
Short Sale: **No**
COE Date:
Zip: **92036**

List Price: **\$949,000**
Orig Price: **\$949,000** DOMLS **1**
Sold Price: MT **5**
List Date: **4/26/2024** LP/SqFt: **542.29**
Mod Date: **4/30/2024** SP/SqFt:

Bedrooms: **3** Full Baths: **1**
Optional B... **0** Half Bath... **0**
Total: **3** Total: **1**

Parking Garage Spaces: **0**
Parking Non-Garaged Spaces: **25**
Parking Spaces Total: **25**
Parking Garage: **None Known**
Non-Garage Details: **Detached, Uncovered, Driveway**
RV Parking:

Est. SqFt: **1,750** Year Built: **1945**
Community: **JULIAN**
Neighborhood: **Wynola**
Complex:
SA Restrict: **N/K**
View: **Orchard/Grove**
Pool: **N/K**

Listing Type: **ER** Patio:
Pets:
Age Restrictions: **NK**
Stories: **1 Story**

MandRem **None Known**

Virtual Tour
Start Showin...



Schedule a Showing

REMARKS AND SHOWING INFO

Nestled in the community of Wynola, four miles from downtown Julian, this remarkable real estate gem offers a perfect blend of charm, functionality, and endless possibilities. This commercially zoned property offers a 1750 +/- sq ft home, 600 +/- sq ft cabin, multiple utility/storage buildings, an apple orchard and mature lilacs, and a perfect canvas for a variety of endeavors. Imagine turning your passion into profit right from your doorstep! Don't miss out on this extraordinary opportunity to own a commercially zoned property in the heart of a thriving tourism destination. Surrounding businesses include Julian Station, Julian Farm and Orchard

Conf. Remarks: Buyer to investigate subject property and intended use, including but not limited to, permits, with governing authority and/or licensed and bonded professionals.

Cross Streets: **Hwy 78** Map Code: CBB%: **1.00** CBB\$: CVR: **N**
Directions To Property: **CA-78E, Property located on the left.**

Showing: **Call listing agent first.**

Occupied: **Owner** Occupant: **Kamisha** Occupant Ph... **7604193101** 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: **10/26/2024**

Wtr Dist: High School URL **Julian Union High School District** Equipment **Refrigerator, Shed(s), Propane Oven, Propane Stove**

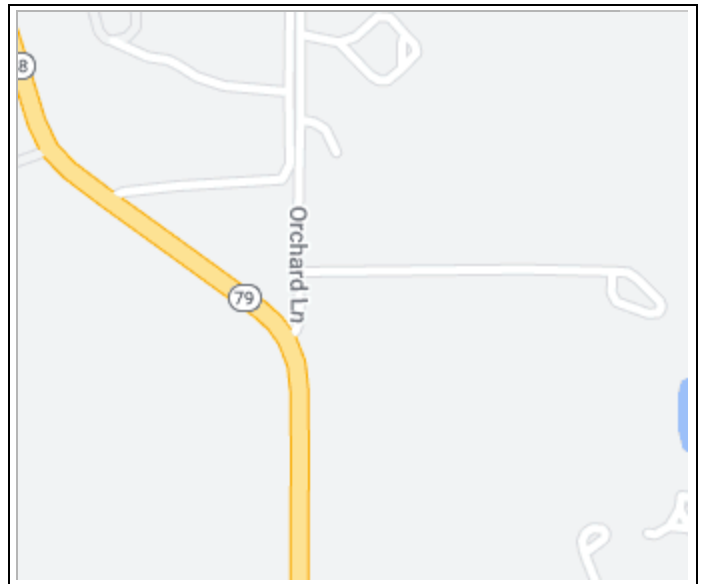
HO Fees Includ...
Home Owner F... **0.00** Paid: Pay Freq.
Other Fees: **0.00** Paid: Pay Freq.
CFD/Mello-Roos: **0.00** Paid: Pay Freq.
Total Monthly Fees: **0** Assessments:
HOA: Other Fee Type:
HOA Phone: Zoning:
Prop Mgmt Co: Entry Level Unit:
Prop Mgmt Ph: Cmplx Feat:

Est. % Owner Occu...
Terms: **Cash, Conventional, FHA, Se...**

Cooling: **N/K**
Heat Source: **Wood** Heat Equip: **Fireplace**
Fireplace Loc: **FP in Living Room**
Fireplaces(s): **1**

Living Room: 17x29	Primary BR: 10x17
Dining Room: 0x0	Bedroom 2: 14x18
Family Room: 0x0	Bedroom 3: 228sq
Kitchen: 9x20	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Public Records** Lot Size: **2+ to 4 AC** # Acr...
Lot Size Source: **City/County R...** Units/Building:
Lot SqFt Approx: Units/Complex:
Laundry Locatio... **Inside** 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**

©SDMLS Information is not guaranteed

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