



**Detached**

MLS #: **210031209**  
APN: **293-031-07-00**  
Addr: **17735 Harrison Park Road**  
City, St: **Julian, CA** Zip: **92036**

Status: **ACTIVE**

Short Sale: **No**  
COE Date:

List Price: **\$799,000**  
Orig Price: **\$799,000** DOMLS **0**  
Sold Price: **MT**  
List Date: **11/12/2021** LP/SqFt: **343.21**  
Mod Date: **11/12/2021** SP/SqFt:

Bedrooms: **3** Full Baths: **2**  
Optional BR: **1** Half Baths: **1**  
Total: **4** Total: **3**

Parking Garage Spaces: **5**  
Parking Non-Garaged Spaces: **6**  
Parking Spaces Total: **11**  
Parking Garage: **Attached, Detached**  
Non-Garage Details: **Driveway**  
RV Parking: **Hook-ups, On-Site Parking**

Est. SqFt: **2,328** Year Built: **2005**  
Community: **JULIAN**

Neighborhood: **Harrison Park**

Complex:

Restrictions: **N/K**

View: **Mountains/Hills, Panoramic,**

Pool: **N/K**

Listing Type **ER** Patio: **Covered, Deck, Slab,**  
Pets: **Yes**  
Age Restrictions: **NK**  
Stories: **2 Story**

MandRem **None Known**

Start Showing Date



[Schedule a Showing](#)

**REMARKS AND SHOWING INFO**

Experience all four seasons: colorful falls, vibrant springs, white winters, and breezy summers while enjoying this turn-key mountain getaway home. Situated on 4+ private acres and built in 2005, this home boasts breathtaking westerly views from the living area and wrap around deck. Easy access leads to the home, attached two-car garage, two steel storage buildings, and designated R.V parking with septic, electric, and water hook-ups. Private water well, septic, propane, sdge electricity, and backup generator provide sustainable country living. Recent updates include: concrete and asphalt

Conf. Remarks: **Steel buildings constructed with out permits.**

Cross Streets: **Highway 79** Map Code: CBB%: **2.50** CBB\$: CVR: **N**

Directions To Property:

Showing: **Listing brokerage must be present - call 2nd agent Molly Hodo for appt.**

Occupied: **Vacant** Occupant: Occupant Phone: Lockbox: **No**

Listing Agent: **Kamisha B Greene - 760-419-3101** DRE License#: **01962367**  
2nd Agent: **Molly A Hodo - 712-253-7338** 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: **1/5/2022**

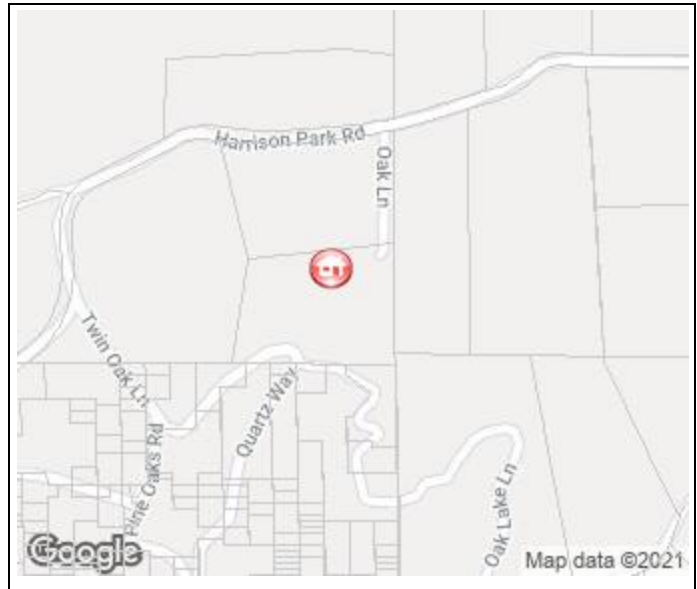
Wtr Dist: Schl Dist: Equipment **Other/Remarks**

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: **A70**  
Prop Mgmt Co: Entry Level Unit:  
Prop Mgmt Ph: Cmplx Feat:

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

Living Room: **22x15** Master BR: **15x14**  
Dining Room: **16x11** Bedroom 2: **11x11**  
Family Room: **27x17** Bedroom 3: **11x15**  
Kitchen: **15x8** Bedroom 4:  
Breakfast Area: Bedroom 5:  
Extra Room 1: Extra Room 3:  
Extra Room 2:

SqFt Source: **Assessor Record** Lot Size: **2+ to 4 AC** #Acres **4.00**  
Lot Size Source: **Assessor Record** Units/Building:  
Lot SqFt Approx: **174,240** Units/Complex:  
Laundry Location: **Laundry Room** Elevator:  
Sewer/Septic: **Conventional Septic** Stories in Building:



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