

Detached

City,St:

MLS #: 240021420

APN: **291-195-20-00** Addr: 2779 Lakeview Dr

Julian CA

Zip: 92036

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

List Price: **\$649,000** Orig Price: \$659,000

DOMLS 14 Sold Price:

No

Stove, Electric Cooking

MT 16

List Date: 9/10/2024 LP/SqFt: 520.03 Mod Date: 9/25/2024 SP/SqFt:

Bedrooms: 3 Full Baths: 2 Optional B... 0 Half Bath... 0 Total : 3 Total: 2

Est. SaFt: 1,248 Year Built: 1972

Community: JULIAN Neighborhood: Kentwood 1

Complex:

Pool: N/K

SA Restrtict N/K View: Mountains/Hills Parking Garage Spaces: 2 Parkng Non-Garaged Spaces: 6 Parking Spaces Total: 8 Parking Garage: Detached

Non-Garage Details: Driveway - Unpaved

RV Parking:

Listing TypeER Patio:

Pets:

Age Restrictions: NK Stories: 1 Story

MandRem None Known

Virtual Tour Start Showin...





Schedule a Showing

REMARKS AND SHOWING INFO

Motivated Seller! Fabulous family home, offering 3 bedrooms, 2 bathrooms, detached garage, and a large fenced yard! Unique opportunity for a buyer to acquire an affordable mortgage with an assumable 2.55% USDA loan available for buyer consideration. Move in ready with new kitchen, laundry appliances, energy efficient heating and cooling, and low monthly utility costs with a solar power purchase agreement. There is a large wrap around deck and jacuzzi tub. The property consists of 2 parcels, totaling .63 acres of

Conf. Remarks: First showings Saturday 09/14

Cross Streets: Lilac Rd Map Code:

Directions To Property: Showing: **Text agent**

Occupied:**Owner** Occupant Ph... 7604193101 Occupant: Kamisha Lockbox:

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:

Wtr Dist: MAJESTIC PINES INDEPEN..High School URL Julian Union High School District Equipment Dishwasher, Dryer, Convection Oven, Electric Oven, Electric HO Fees Includ...

Home Owner F... 0.00 Paid: Pav Freg.

Other Fees: 0.00 Paid: Pay Freq. CFD/Mello-Roos: 0.00 Paid. Pay Freq.

Total Monthly Fees: 0 Assessments: Other Fee Type: HOA: HOA Phone: Zoning: Entry Level Unit: Prop Mgmt Co: Prop Mgmt Ph: Cmplx Feat:

Est. % Owner Occu...
Terms: **Assumable, Cash, Conventio...**

Cooling: Other/Remarks

Heat Source: Electric, Wood Heat Equip: Fireplace

Fireplace Loc: FP in Living Room

Fireplaces(s): 1

Living Room: 17x23 Primary BR: 11x14 Dining Room: 10x11 Bedroom 2: 10x11 Family Room: 0x0 Bedroom 3: 9x13 Bedroom 4: Kitchen: 13₂9

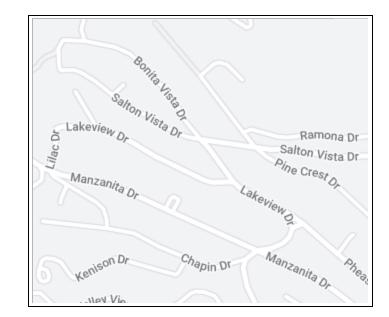
Breakfast Area: Bedroom 5: Extra Room 1: Extra Room 3:

Extra Room 2:

SqFt Source: Assessor Record Lot Size: .5 to 1 AC #Acr..

Lot Size Source: Assessor Rec... Units/Building: Lot SqFt Approx: Units/Complex:

Elevator: Laundry Locatio... Garage Stories in Buildi... 1 Sewer/Septic: Septic Installed



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: 09/26/2024 06:05 AM DRE Lic.#: CA