

**Detached**MLS #: **240021420**APN: **291-195-20-00**Addr: **2779 Lakeview Dr**City, St: **Julian, CA** Zip: **92036**Status: **ACTIVE**Short Sale: **No**

COE Date:

List Price: **\$649,000**Orig Price: **\$659,000**DOMLS **14**

Sold Price:

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. SqFt: **1,248** Year Built: **1972**Community: **JULIAN**Neighborhood: **Kentwood 1**

Complex:

SA Restrict: **N/K**View: **Mountains/Hills**Pool: **N/K**Parking Garage Spaces: **2**Parkng Non-Garaged Spaces: **6**Parking Spaces Total: **8**Parking Garage: **Detached**Non-Garage Details: **Driveway - Unpaved**

RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**Stories: **1 Story**MandRem **None Known****Virtual Tour****Start Showin...****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 flat, fenced, yard space. This is truly a low maintenance and budget friendly purchase. Located in Kentwood in the Pine just 5 minutes**

Conf. Remarks: **First showings Saturday 09/14**Cross Streets: **Lilac Rd**

Map Code:

Directions To Property:

Showing: **Text agent**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:

Wtr Dist: **MAJESTIC PINES INDEPEN..** High School URL **Julian Union High School District** Equipment **Dishwasher, Dryer, Convection Oven, Electric Oven, Electric Stove, Electric Cooking**

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: **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**Kitchen: **13x9** Bedroom 4:

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:

Laundry Locatio... **Garage**

Elevator:

Sewer/Septic: **Septic Installed**Stories in Buildi... **1**

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:  
Heather A Smith

DRE Lic.#: CA  
02019127

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