MLS #: 220022285 APN: 291-212-16-00 Addr: 2735 Salton Vista Dr	Short Sale: COE Date:	No	Orig Price: \$ Sold Price: List Date: 8 /	449,000 25/2022	DOMLS 0 MT LP/SqFt: 717.25 SP/SqFt:
Optional BR: 0 Half Bath Total: 1 Total: 1 Est. SqFt: 626 Year Buil Community: JULIAN	hs: 0	Parkng Non-Gara Parking Spaces T Parking Garage:	aged Spaces: otal: 3 None Known	1	
Complex: SA Restrtict: N/K View: Mountains/Hills Pool: N/K			5		
	MLS #: 220022285 APN: 291-212-16-00 Addr: 2735 Salton Vista Dr City,St: Julian Bedrooms: 1 Full Baths Optional BR: 0 Half Baths Total: 1 Total: 1 Est. SqFt: 626 Year Built Community: JULIAN Neighborhood: Kentwood Complex: SA Restrtict: N/K View: Mountains/Hills	MLS #: 220022285Short Sale:APN: 291-212-16-00COE Date:Addr: 2735 Salton Vista DrCity,St:Julian CACity,St:Julian CAJulian CAZip:Bedrooms:1Full Baths:1Optional BR:0Half Baths:0Total:1Total:1Est. SqFt:626Year Built:2006Community:JULIANNeighborhood:KentwoodComplex:SA Restrict:SA Restrict:N/K	MLS #: 220022285Short Sale:NoAPN: 291-212-16-00COE Date:Addr: 2735 Salton Vista DrCity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACity,St:JulianCACoptional BR:0Half Baths:Optional BR:0Half Baths:0Total:1Total:1Est. SqFt:626Year Built:2006Community:JULIANNeighborhood:KentwoodNeighborhood:KentwoodComplex:SA Restrtict:N/KListing TypeView:Mountains/Hills	MLS #: 220022285Short Sale:NoOrig Price:\$APN: 291-212-16-00COE Date:Sold Price:Addr: 2735 Salton Vista DrList Date:8/City,St:JulianCAZip:92036Bedrooms:1Full Baths:1Optional BR:0Half Baths:0Total:1Total:1Parking Garage Spaces:0Parking Spaces Total:3Parking Garage Spaces:0Parking Garage Spaces:0Parking Garage Spaces:0Parking Garage Spaces:0Parking Garage Spaces:0Parking Garage:None KnowrNon-Garage Details:DrivewaRV Parking:Non-Garage Details:SA Restrict:N/KView:Mountains/HillsPool:N/K	MLS #: 220022285Short Sale:NoOrig Price:\$449,000APN: 291-212-16-00COE Date:Sold Price:Addr: 2735 Salton Vista DrList Date:8/25/2022City,St:JulianCAZip:92036Mod Date:8/28/2022Bedrooms:1Full Baths:1Optional BR:0Half Baths:0Total:1Total:1Parking Garage Spaces:0Parking Spaces Total:3Parking Garage:None KnownNon-Garage Details:Driveway - AsphaltRV Parking:Non-Garage Details:Driveway - AsphaltRV Parking:Listing TypePatio: Pets:View:Mountains/HillsAge Restrictions:NKPool:N/KStories:1 Story

MandRem None Known

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K Schedule a Showing

REMARKS AND SHOWING INFO

Turnkey quintessential mountain home just minutes from downtown Julian. This is a newer home, requiring no repairs, ready for a full time resident or would make for a perfect airbnb. Asphalt circular driveway and huge fenced yard. Tongue and groove cedar walls and propane fire place. Beautiful trees and great ambiance.

Conf. Remarks:				
com kendiks.				
Cross Streets: Pinecrest		Map Code:	CBB%: 2.5 0	
Directions To Property: From M	anzanita turn left on lilac,	follow around on Lakev	iew, left on Bonita Vista, then Right	onto Salton Vista. Property will be on the left.
Showing: Vacant, sentri on	front door. Text and go.			
Occupied: Vacant	Occupant:	Oc	cupant Pho	Lockbox: Yes
Listing Agent: Kamisha B G	reene - 760-419-3101		Agent DRE Lic#: 0	1962367
2nd Agent:			Broker ID: 8735	Office DRE Lic#:
Listing Office: FHL Realty, Inc	c Office: 760-419-310)1		
Off Market Date:	Close of Escrow:	Financing:	Concessions:	
Selling Agent:		i manenig.	Selling DRE License#	
Selling Office:			Sale Price:	Exp Date: 2/25/2023
Wtr Dist: MAJESTIC PINES	INDEPENDEN.High Scho	ol URL Julian Union	High School District Equip	oment Electric Range
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 Occupa				
Terms: Cash, Conventiona	I, FHA, VA		13 .	
Cooling: N/K			4	
Heat Source: Propane	Heat Equip: Fi i	replace	S.C.	
Fireplace Loc: FP in Living	Room		ic. Or	
Fireplaces(s): 1			ista Dr	Poten Dr
Living Room: 23x12	Master BR: 11x	11		Sale
Dining Room: 0x0	Bedroom 2:			Salton Vista Dr
Family Room: 0x0	Bedroom 3:			Pine Crest 0, Tel.
Kitchen: 11x8	Bedroom 4:			elii
Breakfast Area:	Bedroom 5:		Lake	iew Dr
Extra Room 1:	Extra Room 3:			ew S
Extra Room 2:				Dr
SqFt Source: Assessor Red	cord Lot Size: .25	5 to .5 AC #Acres		Retona Dr Salton Vista Dr Pine Crest Or View Dr
Lot Size Source: Assessor	Record Units/Building	ı:		
Lot SgFt Approx:	Units/Comple		Chapin Dr	Manzan, Ph
Laundry Location: Closet S	<i>,</i> ,	Elevator:	Google	Map data ©2022 Google Report a map error
Sewer/Septic: Septic Insta				Prese and a second
		-		

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