



Detached

MLS #: **220008750**

APN: **291-252-14-00**

Addr: **3206 Panorama Drive**

City,St: **Julian, CA** Zip: **92036**

Bedrooms: 1	Full Baths: 1
Optional BR: 1	Half Baths: 0
Total: 2	Total: 1

Est. SqFt: **756** Year Built: **1979**

Community: **JULIAN**

Neighborhood: **Kentwood in the Pines**

Complex:

SA Restrict: **N/K**

View: **Mountains/Hills, Panoramic**

Pool: **N/K**

Status: **ACTIVE**

Short Sale: **No**

COE Date:

List Price: **\$525,000**

Orig Price: **\$525,000**

Sold Price:

List Date: **4/14/2022**

Mod Date: **4/14/2022**

DOMLS **0**

MT

LP/SqFt: **694.44**

SP/SqFt:

Parking Garage Spaces: 1
Parking Non-Garaged Spaces: 5
Parking Spaces Total: 6
Parking Garage: Detached
Non-Garage Details: Carport, Detached, Driveway - Gr...
RV Parking:

Start Showing Date



REMARKS AND SHOWING INFO

If you are looking for a cabin in the woods with phenomenal views then this it! This cozy cabin exudes privacy with panoramic views yet is only a few minutes from Main Street Julian. This home features one bedroom with an optional bedroom. The bathroom features a clawfoot tub adding to the rustic charm. Enjoy the open yet cozy feeling with views from every window! There is a large deck that wraps around the front of the house to relax on and enjoy the views. Underneath the house is a finished basement with large laundry area, easy access to under the house, storage area, extra room, and 3/4 bath. Perfect for full time residence or a vacation home.

Conf. Remarks: **Finished Basement and Detached Garage w/ Carport were done without permits. Buyer to investigate subject property and intended use, including but not limited to, permits, zoning, code enforcement, buildability, and utilities with governing authority and/or licensed and bonded professionals. Room dimensions are approximate.**

Cross Streets: **Salton Vista**

Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**

Directions To Property: **GPS is accurate.**

Showing: **Call or text LA Brooke Ruzek at (619)609-8481. LA to accompany all showings.**

Occupied: **Owner**

Occupant: **Mark and Cynthia**

Occupant Pho... **(619)609-8481**

Lockbox: **No**

Listing Agent: **Brooke L Ruzek - 619-609-8481**

DRE License#: **02028129**

2nd Agent:

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: **10/14/2022**

Wtr Dist:

Schl Dist:

Equipment **Dryer, Refrigerator, Satellite Dish, Shed(s), Washer, Electric Cooking**

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, Conventional**

Cooling: **Wall/Window, Electric**

Heat Source: **Wood**

Heat Equip: **Wood Stove**

Fireplace Loc: **FP in Living Room, Wood**

Fireplaces(s): **1**

Living Room: 12x15	Master BR: 10x10
Dining Room: 5x8	Bedroom 2:
Family Room: 0	Bedroom 3:
Kitchen: 8x10	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1: 10x10	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record**

Lot Size: **.25 to .5 AC** #Acres **0....**

Lot Size Source: **Assessor Record**

Units/Building:

Lot SqFt Approx:

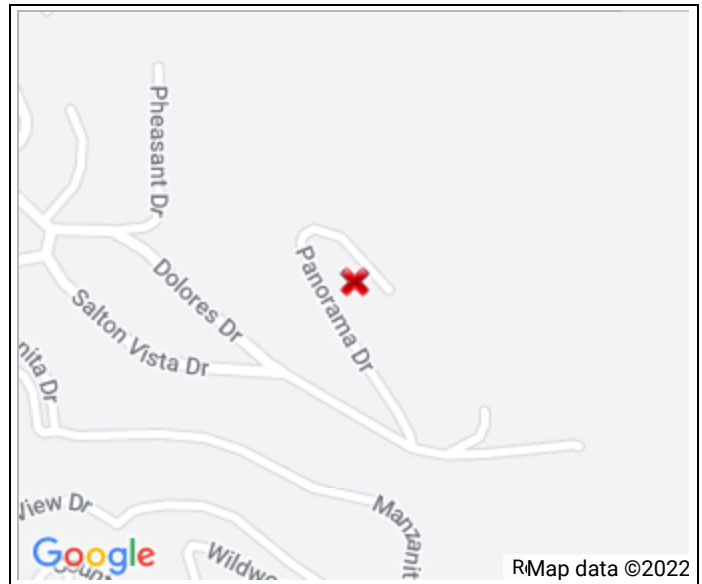
Units/Complex:

Laundry Location: **Laundry Room**

Elevator:

Sewer/Septic: **Septic Installed**

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

Provided By:
Kamisha B Greene

DRE Lic.#: CA
01962367

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