



Detached

MLS #: **240009767** Status: **ACTIVE**
APN: **289-121-03-00** Short Sale: **No**
Addr: **3280 Black Oak Lane** COE Date:
City, St: **Julian, CA** Zip: **92036**

List Price: **\$1,565,000**
Orig Price: **\$1,650,000** DOMLS **39**
Sold Price: MT **39**
List Date: **5/3/2024** LP/SqFt: **496.83**
Mod Date: **6/10/2024** SP/SqFt:

Bedrooms: **4** Full Baths: **2**
Optional B... **0** Half Bath... **0**
Total: **4** Total: **2**

Parking Garage Spaces: **3**
Parking Non-Garaged Spaces: **10**
Parking Spaces Total: **13**
Parking Garage: **Attached, Garage Door Opener**
Non-Garage Details: **Driveway, Driveway - Gravel**
RV Parking:

Est. SqFt: **3,150** Year Built: **1984**
Community: **JULIAN**
Neighborhood: **Pine Hills**

Complex:
SA Restrict: **N/K**

Listing Type: **ER** Patio:
Pets: **Yes**
Age Restrictions: **NK**
Stories: **1 Story**

View:
Pool: **Below Ground, Private, Fiberglass**
MandRem: **None Known**

Virtual Tour
Start Showin...



Schedule a Showing

REMARKS AND SHOWING INFO

Lovely ranch home with a guest house located in the sought after Pine Hills neighborhood. The main house features 4 bedrooms and 2 full bathrooms with an open concept living room and kitchen area perfect for entertaining. Off the backside of the main house there is a large freshly painted deck that continues with a couple steps down onto a large patio with a fire pit. The view off the back deck is incredible both in the daytime and for stargazing at nighttime. Also off the main house is an inground swimming pool that is great for cooling off on those warm summer days. The new guest house has 2 bedrooms, 1 full bathroom, large laundry room, and an open

Conf. Remarks: **Please see disclosures in associated docs tab. Listing agent is the owner/seller. Room dimensions are approximate. Guest House is currently an Airbnb.**

Cross Streets: **Eagle Peak Rd.** Map Code: CBB%: **2.00** CBB\$: CVR: **N**
Directions To Property: **From Highway 78 turn onto Pine Hills Rd. Take a right onto Eagle Peak Rd. Take a right onto Black Oak Ln. Property is the first driveway on the right after the HOA gate.**
Showing: **Call or text LA. Prefer 24 hours notice but can be flexible.**
Occupied: **Owner** Occupant: **Brooke Ruzek** Occupant Ph... **(619)609-8481** Lockbox: **No**

Listing Agent: **Brooke L Ruzek - 619-609-8481** Agent DRE Lic#: **02028129**
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:

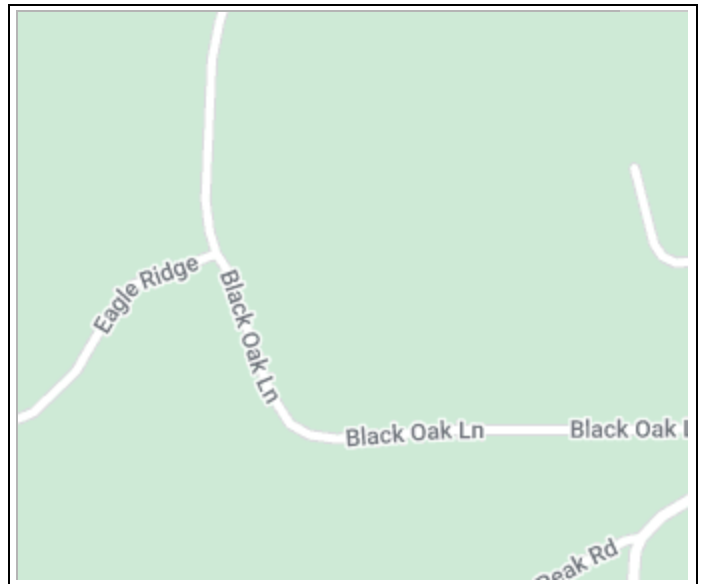
Wtr Dist: High School URL Equipment: **Dishwasher, Disposal, Dryer, Garage Door Opener, Microwave, Pool/Spa/Equipment, Refrigerator, Satellite Dish, Shed(s), Solar Panels, Washer,**

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: **Cash, Conventional**
Cooling: **Central Forced Air, Heat Pu...**
Heat Source: **Electric, Prop...** Heat Equip: **Forced Air Unit, Wood...**
Fireplace Loc:
Fireplaces(s):

Living Room: 18x22	Primary BR: 12x20
Dining Room: 10x18	Bedroom 2: 11x15
Family Room: 0	Bedroom 3: 11x17
Kitchen: 15x22	Bedroom 4: 14x18
Breakfast Area:	Bedroom 5: 0
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Estimated** Lot Size: **4+ to 10 AC** #Acr... **8....**
Lot Size Source: **Assessor Rec...** Units/Building:
Lot SqFt Approx: Units/Complex:
Laundry Locatio... **Laundry Room** Elevator:
Sewer/Septic: **Septic Installed** Stories in Buildi...



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
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