



Manufactured Home
 Status: **ACTIVE**
 MLS #: **240012825** Short Sale: **No**
 APN: **295-210-48-00** COE Date:
 Addr: **798 Windfall Trail**
 City, St: **Julian, CA** Zip: **92036**

List Price: **\$325,900**
 Orig Price: **\$325,900** DOMLS **0**
 Sold Price: **MT**
 List Date: **6/6/2024** LP/SqFt: **212.17**
 Mod Date: **6/6/2024** SP/SqFt:

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

Parking Garage Spaces: **0**
 Parking Non-Garaged Spaces: **10**
 Parking Spaces Total: **10**
 Parking Garage: **Detached**
 Non-Garage Details: **Carport**
 RV Parking: **Hook-ups, On-Site Parking**

Est. SqFt: **1,536** Year Built: **1984**
 Community: **JULIAN**
 Neighborhood: **Julian**
 Complex: **N**
 SA Restrict: **N/K**
 View: **Desert**
 Pool: **N/K**

Listing Type: **ER** Patio: **Awning/Porch Covered,...**
 Pets:
 Age Restrictions: **NK**
 Stories: **1 Story**

Start Showing...

MandRem **None Known**



Schedule a Showing

REMARKS AND SHOWING INFO

Escape the hustle and bustle of city life and find serenity in this incredible 1-acre property, nestled in a quiet cul-de-sac surrounded by breathtaking views of the mountains. The fully fenced and gated compound is perfect for those who want to get back to nature, with endless opportunities to explore and connect with the outdoors. The property features a spacious home with a large family room, perfect for cozying up by the fireplace and enjoying the warmth of the crackling flames. The shed comes equipped with pool equipment, waiting for the perfect spot to get in your own backyard oasis. But that's not all, this property has so much more to offer!

Conf. Remarks: **House is being sold as is. There is an assumable loan possibility, ask listing agent for more details. The 5,000 gallon storage tank only holds approx. 1,500 gallons. The 20x20 garage was permitted, until they turned it into an ADU. It does have bedroom, bathroom in it but if you want to turn it back into a permitted garage you must reinstall the garage door. There is a back room off of laundry that is unpermitted but fully functional as an additional space. There was a**

Cross Streets: **Coffee Pot Trail** Map Code: CBB%: **2.50** CBB\$: CVR: **N**

Directions To Property: **Call listing agent for directions to the property.**

Showing: **Call listing agent to show property.**

Occupied: **Call Listing A...** Occupant: Occupant Ph... Lockbox: **No**

Listing Agent: **Molly A Hodo - 712-253-7338** Agent DRE Lic#: **02129314**
 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:

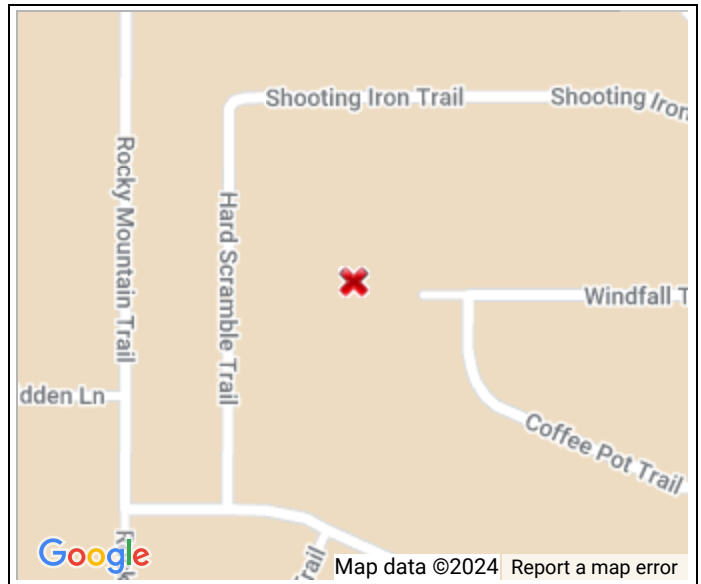
Wtr Dist: High School URL **Julian Union High School District** Equipment **Dishwasher, Dryer, Microwave, Refrigerator, Shed(s), Washer, Water Filtration, Built In Range, Propane Oven**

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: **Swamp Cooler(s), Wall/Win...**
 Heat Source: **Propane** Heat Equip: **Fireplace**
 Fireplace Loc: **FP in Family Room, Bonus Room, Guest House, Wood**
 Fireplaces(s): **1**

Living Room: 24x17	Primary BR: 12x14
Dining Room: 12x18	Bedroom 2: 12x12
Family Room: 24x17	Bedroom 3:
Kitchen: 12x8	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record** Lot Size: **1+ to 2 AC** # Acr...
 Lot Size Source: **Assessor Rec...** Units/Building:
 Lot SqFt Approx: Units/Complex:
 Laundry Locatio... **Laundry Room** 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