



Detached Status: **ACTIVE** List Price: **\$575,000**
 MLS #: **220014275** Short Sale: **No** Orig Price: **\$575,000** DOMLS **2**
 APN: **291-241-35-00** COE Date: Sold Price: **MT 64**
 Addr: **830 Manzanita Drive** List Date: **4/7/2022** LP/SqFt: **360.28**
 City, St: **Julian, CA** Zip: **92036** Mod Date: **6/10/2022** SP/SqFt:

| | | |
|-----------------------|----------------------|---------------------------------------|
| Bedrooms: 2 | Full Baths: 2 | Parking Garage Spaces: 0 |
| Optional BR: 1 | Half Baths: 0 | Parking Non-Garaged Spaces: 10 |
| Total: 3 | Total: 2 | Parking Spaces Total: 10 |

Est. SqFt: **1,596** Year Built: **1963** Parking Garage: **None Known**
 Community: **JULIAN** Non-Garage Details: **Driveway, Driveway - Gravel**
 Neighborhood: **Kentwood In The Pines** RV Parking: **On-Site Parking**

Complex: Listing Type **ER** Patio: **Covered, Deck, Gazebo, Co...**
 SA Restrict: **N/K** Pets: **Allowed w/Restrictions**
 View: **Neighborhood, Trees/Woods** Age Restrictions: **NK**
 Pool: **N/K** Stories: **1 Story**
 MandRem **None Known**

Virtual Tour Link
 Start Showing Date



[Schedule a Showing](#)

REMARKS AND SHOWING INFO

Cozy ranch home nestled in the Kentwood in the Pines neighborhood of Julian. This home has 2 bedrooms with an optional bedroom. There is a living room as well as a den. In the dining room there is a wood stove insert to keep the house toasty on cold winter nights. The kitchen has beautiful black granite countertops with a pop out window overlooking the backyard. In various areas of the home there is tongue and groove walls as well as beamed ceilings giving it a cabin in the woods feeling. One of the many features this home has to offer is a SAUNA! There is also a detached bonus room with a 3/4 bath currently being used as a music studio.

Conf. Remarks: Buyer to investigate subject property and intended use, including but not limited to, permits, zoning, and code enforcement, buildability, and utilities with governing authority and/or with licensed and bonded professionals.

Cross Streets: **Pheasant** Map Code: CBB%: **2.50** CBB\$: CVR: **N**
 Directions To Property: **GPS takes you to backside of house. Front of house and driveway accessed off Pheasant Drive.**
 Showing: **Call LA Brooke Ruzek at (619)609-8481. LA to be present at all showings.**

Occupied: **Owner** Occupant: **Homeowner** 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# Sale Price: Exp Date: **10/7/2022**
 Selling Office:

Wtr Dist: High School URL Equipment **Dishwasher, Disposal, Refrigerator, Satellite Dish, Shed(s), Electric Oven, Propane 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, Conventional, FHA, VA**
 Cooling: **Central Forced Air**
 Heat Source: **Propane** Heat Equip: **Forced Air Unit, Wood St...**
 Fireplace Loc: **FP in Dining Room, Wood Stove Insert**
 Fireplaces(s): **1**

| | |
|---------------------------|-------------------------|
| Living Room: 12x18 | Master BR: 12x14 |
| Dining Room: 15x15 | Bedroom 2: 12x12 |
| Family Room: 11x14 | Bedroom 3: |
| Kitchen: 9x12 | Bedroom 4: |
| Breakfast Area: | Bedroom 5: |
| Extra Room 1: | 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** ©SDMLS Information is not guaranteed 06/10/2022 11:38 AM