

**Detached**MLS #: **230006826**APN: **291-265-5200**Addr: **877 Kentwood Dr**City/St: **Julian, CA** Zip: **92036**Status: **ACTIVE**Short Sale: **No**

COE Date:

List Price: **\$739,000**Orig Price: **\$739,000**DOMLS **1**

Sold Price:

List Date: **4/13/2023** LP/SqFt: **271.09**Mod Date: **4/14/2023** SP/SqFt:

Bedrooms: 3	Full Baths: 2
Optional B... 1	Half Bath... 1
Total: 4	Total: 3

Est. SqFt: **2,726** Year Built: **2003**Community: **JULIAN**Neighborhood: **Kentwood**

Complex:

SA Restrict: **N/K**

View:

Pool: **N/K**

Parking Garage Spaces: 2
Parking Non-Garaged Spaces: 3
Parking Spaces Total: 5
Parking Garage: Garage - Front Entry
Non-Garage Details: Driveway - Asphalt
RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**Stories: **2 Story**MandRem **None Known****Start Showing...****REMARKS AND SHOWING INFO**

2700+/- sq ft of gorgeous living space with an additional 700+/- sq ft of finished garage space on a 1/2 acre at the end of a quiet street in Kentwood. Currently lives as a 4 bedroom but could also serve as a 3 bedroom with a large bonus family room. 2003 construction and a fresh remodel makes the home feel brand new: wood laminate, tile, cherry wood cabinets, quartz counter tops, new sinks and fixtures, fresh paint, concrete siding, on demand water heater and dual forced air. There is a fenced back yard and rear and front decks. The property backs up 30+/- acres of vacant preserve land. Nicest corner in Kentwood. Windward drive provides better access. Agent owned. Best value for large family home currently available.

Conf. Remarks: Listing agent is owner. Tax record shows 2 bedrooms. 3rd bedroom was a den w/ closet; we added a door & wall with out permits. 4th room used as a bedroom is a large upstairs family room that can serve many purposes.

Cross Streets: **Alta Vista Dr**

Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**Directions To Property: **Take Alta Vista, not Kentwood Dr.**Showing: **text listing agent**Occupied: **Owner**Occupant: **Kamisha**Occupant Ph... **760-419-3101**Lockbox: **Yes**Listing Agent: **Kamisha B Greene - 760-419-3101**Agent DRE Lic#: **01962367**

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: **7/13/2023**

Wtr Dist:

High School URL

Equipment **Dishwasher, Fire Sprinklers, Propane Stove**

HO Fees Includ...

Home Owner F... **0.00**Other Fees: **0.00**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**

HOA:

HOA Phone:

Prop Mgmt Co:

Prop Mgmt Ph:

Est. % Owner Occu...

Terms: **Cal Vet, Cash, Conventional, FHA, VA**Cooling: **Central Forced Air**Heat Source: **Propane**Heat Equip: **Fireplace, Forced Air Unit**

Fireplace Loc:

Fireplaces(s):

Living Room: 24x16	Master BR: 16x14
Dining Room: 12x11	Bedroom 2: 14x11
Family Room: 27x26	Bedroom 3: 11x10
Kitchen: 19x12	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record**Lot Size: **.5 to 1 AC**#Acr... **0....**Lot Size Source: **Assessor Record**

Units/Building:

Lot SqFt Approx:

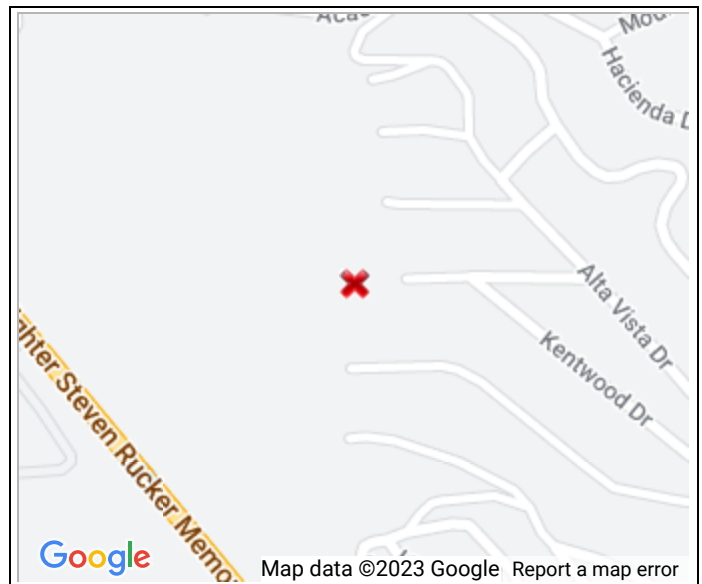
Units/Complex:

Laundry Locatio... **Other/Remarks**

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:
Kamisha B Greene

DRE Lic.#: CA
01962367

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