

**Detached**MLS #: **250032293**APN: **2891321300**Addr: **3869 Pine Hills Rd**City/St: **Julian, CA** Zip: **92036**Status: **ACTIVE**Short Sale: **No**

COE Date:

List Price: **\$755,000**Orig Price: **\$755,000**DOMLS **0**

Sold Price:

MT

List Date: **7/2/2025**LP/SqFt: **324.31**Mod Date: **7/2/2025**

SP/SqFt:

Bedrooms: **4** Full Baths: **2**Optional B... **0** Half Bath... **0**Total: **4** Total: **2**Est. SqFt: **2,328** Year Built: **1930**Community: **JULIAN**Neighborhood: **Pine Hills**

Complex:

SA Restrict: **N/K**View: **Mountains/Hills**Pool: **N/K**Parking Garage Spaces: **4**Parking Non-Garaged Spaces: **10**Parking Spaces Total: **14**Parking Garage: **Detached**Non-Garage Details: **Driveway - Asphalt**

RV Parking:

Listing Type: **ER**Patio: **Stone/Tile, Wood**Pets: **Yes**Age Restrictions: **NK**Stories: **1 Story**MandRem **None Known****Start Showing...****REMARKS AND SHOWING INFO**

Spacious single level home on 4.2 acres with easy access off Pine Hills Rd . Just minutes from town! This property offers four spacious bedrooms, two bathrooms, and large open living and family rooms with stunning views of the surrounding landscape. Charming original features like the wood-burning insert in the kitchen and two fireplaces in the living and family room make this large home as charming as it is functional. Recent improvements include; brand new flooring throughout, fresh paint inside and outside, and all new exterior doors. Easy access onto the large back patio from the kitchen and family room make entertaining guests, hosting summer Conf. Remarks: **Garage burnt in the cedar fire, rebuilt, likely with out permits.**

Cross Streets: **Eagle Peak Rd**

Map Code:

Directions To Property: **From CA 78W, turn right onto Pine Hills Rd, house will be located 1.6 miles on the left, directly across from Eagle Peak Rd.**Showing: **Text Listing Agent**Occupied: **Vacant**

Occupant:

Occupant Ph...

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: **7/31/2025**Wtr Dist: High School URL **Julian Union High School District** Equipment **Electric Oven, Electric Cooking**

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: **Cash, Conventional, FHA, VA**Cooling: **N/K**Heat Source: **Electric, Wood** Heat Equip: **Wood Stove**Fireplace Loc: **FP in Family Room, FP in Living Room**Fireplaces(s): **2**Living Room: **17x24**Primary BR: **15x10**Dining Room: **n/a**Bedroom 2: **15x12**Family Room: **16x28**Bedroom 3: **16x11**Kitchen: **10x18**Bedroom 4: **20x11**

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Public Records**Lot Size: **4+ to 10 AC** #Acr...Lot Size Source: **City/County R...**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry Locatio... **Closet Full Sized**

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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