

**Manufactured Home**

MLS #: **210023966**  
 APN: **293-201-16-00**  
 Addr: **8107 Engineers Road**  
 City, St: **Julian, CA** Zip: **92036**

Status: **ACTIVE**Short Sale: **No**

COE Date:

List Price: **\$399,000**Orig Price: **\$399,000**

Sold Price:

List Date: **8/21/2021**Mod Date: **8/22/2021**DOMLS **2**MT **2**LP/SqFt: **415.63**

SP/SqFt:

Bedrooms: <b>1</b>	Full Baths: <b>2</b>
Optional BR: <b>0</b>	Half Baths: <b>0</b>
Total: <b>1</b>	Total: <b>2</b>

Parking Garage Spaces: <b>0</b>
Parking Non-Garaged Spaces: <b>4</b>
Parking Spaces Total: <b>4</b>
Parking Garage: <b>None Known</b>
Non-Garage Details: <b>Driveway</b>
RV Parking:

Est. SqFt: **960** Year Built: **2005**  
 Community: **JULIAN**

Neighborhood: **Cuyamaca Woods**Complex: **N/K**Restrictions: **N/K**View: **Evening Lights, Mountains/Hills,**Pool: **N/K**Listing Type **ER**

Patio:

Pets: **Yes**Age Restrictions: **NK**Stories: **1 Story**MandRem **None Known****Virtual Tour Link****Start Showing Date** **Use PEAD in Glide During Covid-19** **Schedule a Showing****REMARKS AND SHOWING INFO**

**This is a rare listing in Julian! Charming home off the grid in Cuyamaca Woods, with awesome views of North and West, along with a private 1.87 acres of gently sloping mountainside! This unique acreage is completely off the grid, powered by diesel generator, free standing solar panel array with a 4kw inverter, 24 volt PV system has a new Trojan battery bank, private well and water storage tank. The unique water tank stands above the ground in a grand manner, and is used for storage plus irrigation and household use. Two sheds hold the solar batteries and generator, plus**

Conf. Remarks: **Please call 2nd agent to meet and show this property. Molly Hodo 712-253-7338 or Brian Hodo 760-803-2006. Do not show without agents present. Thank you.**

Cross Streets: **Engineers Road**

Map Code:

CBB%: **2.50**

CBB\$:

CVR: **N**Directions To Property: **Engineers Road from Hwy 79, 2.5 miles on the right side. Look for FHL Realty, Inc. sign on the driveway.**

Showing: **Lock box on side of shed 0509. Keys for both sheds and house are in the lockbox. If any questions regarding the solar system, please call 2nd agent for answers. Go show but do not turn on any of the breakers, or generator itself, in the sheds.**

Occupied: **Vacant**

Occupant:

Occupant Phone:

Lockbox: **No**Listing Agent: **Kamisha B Greene - 760-419-3101**DRE License#: **01962367**2nd Agent: **Molly A Hodo - 712-253-7338**Broker ID: **8735**Listing Office: **FHL Realty, Inc. - Office: 760-419-3101**

Off Market Date:

Close of Escrow:

Financing:

Concessions

Selling Agent:

Selling DRE

Selling Office:

Sale Price:

Exp Date: **12/31/2021**

Wtr Dist:

Schl Dist: **JULIA**Equipment **Dryer, Refrigerator, Shed(s), Solar Panels, Washer, Gas 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

Terms: **Cal Vet, Cash, Conventional,**Cooling: **N/K**Heat Source: **Propane, Wood**Heat Equip: **Forced Air Unit, Wood**

Fireplace Loc:

Fireplaces(s):

Living Room: <b>24x15</b>	Master BR: <b>15x12</b>
Dining Room: <b>0</b>	Bedroom 2:
Family Room: <b>0</b>	Bedroom 3:
Kitchen: <b>12x9</b>	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Estimated**Lot Size: **1+ to 2 AC** #Acres **1.87**Lot Size Source: **Appraisal**

Units/Building:

Lot SqFt Approx:

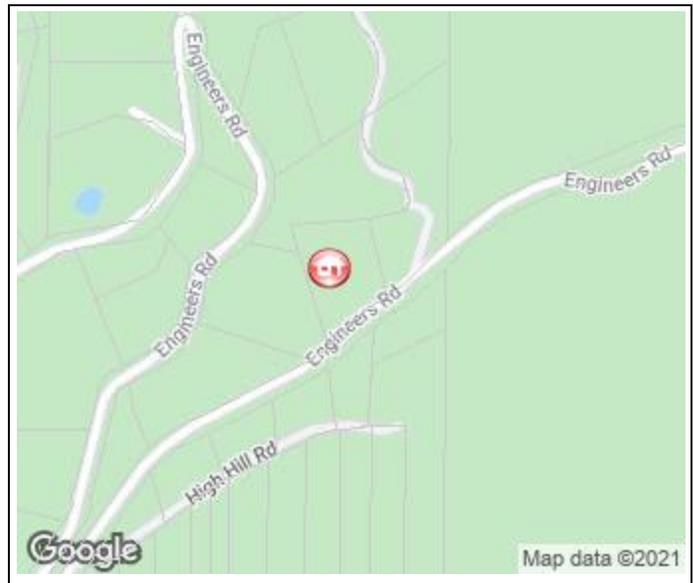
Units/Complex:

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

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