



LN Status: **ACTIVE**
 MLS #: **210025343** Short Sale: **No**
 APN: **289-420-56-00** Lot #: **58**
 Addr: **Pine Hills Rd 58**
 City,St: **Julian , CA**
 Zip: **92036**

List Price: **\$149,000**
 Original Price: **\$149,000** DOMLS **0**
 Sold Price: **MT**
 List Date: **9/1/2021** LP/SqFt: **\$108,7**
 Modified Date: **9/4/2021** SP/SqFt:
 COE Date:

Lot Size: **1+ to 2 AC**
 Lot Size Source: **ASOREC**
 Lot SqFt Approx:

Land Use Code:
 Zoning:
 Additional Property Use: **Res/Business Use OK**
 Development:
 Highest Best Use:

Community: **JULIAN**
 Neighborhd: **Pine Hills**
 Complex:
 Restrictions: **N/K**

Age Restrictions: **N/K**
 View:
 Pool:

MandRem **None Known**

Listing Type **ER**

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REMARKS AND SHOWING INFO

This rewarding escape peacefully located in the charming Pine Hills neighborhood is just minutes from downtown Julian. This naturally beautiful 1.37 acres holds mature black coastal and live oak trees, as well as a variety of pine trees. There is an engineered septic layout and Pine Hills mutual water district is available. Become part of the community and build your mountain oasis today.

Conf. Remarks:

Cross Streets: **Pine Hills Rd** Map Code: CBB%: **2.50** CBB\$: CVR: N
 Directions To Property:
 Showing Instructions: **Call listing agent.**
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Kamisha B Greene - 760-419-3101**
 2nd Agent:
 Listing Office: **FHL Realty, Inc. - Office: 760-419-3101**

DRE License#: **01962367**
 Broker ID: **8735**
 Fax:

Off Market Date: Close of Escrow: Financing: Concessions:
 Selling Agent: SA DRE# Sale Price:
 Selling Office: Exp Date: **12/31/2021**

HO Fee Includes:
 Home Owner Fees: 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:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

Wtr Dist: **OUT OF AREA**
 School District:

Fencing: **N/K**
 Frontage: **N/K**
 Irrigation: **N/K**
 Miscellaneous:
 Prop. Restrictions Known:
 Site:
 Structures:
 Terms: **Cash**
 Topography: **Slope Gentle, Slope Steep**
 Utilities Available: **Above Ground, Cable TV, Electric, Propane, Telephone**
 Utilities to Site: **N/K**
 Water: **Available**
 Sewer/Septic:

