



PROPERTY REPORT

ADDRESS: 828 Knob Hill, Julian, Ca. 92036

DESCRIPTION: .62 acres located in the historical town of Julian, Ca. 92036

PRICE: \$19,000

APN: 292-051-24-00

MLS#: 150009652

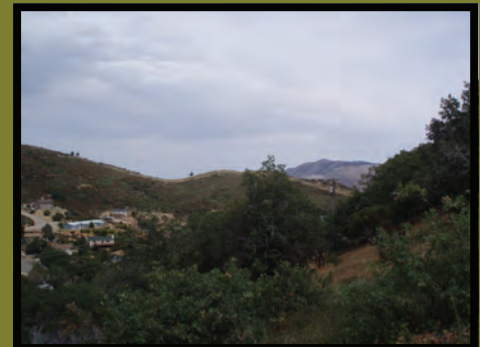
CONTACT: Donn Bree; donn@donn.com; cell; 800-371-6669

Vacant Land in Julian



\$19,000

Well priced property in a great neighborhood with mountain views. Take advantage of the four seasons while having quick access to the major roads. Enjoy the historic town of Julian and take in the peaceful serenity provided by this tucked away lot on a quiet, circular street atop Knob Hill.



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!

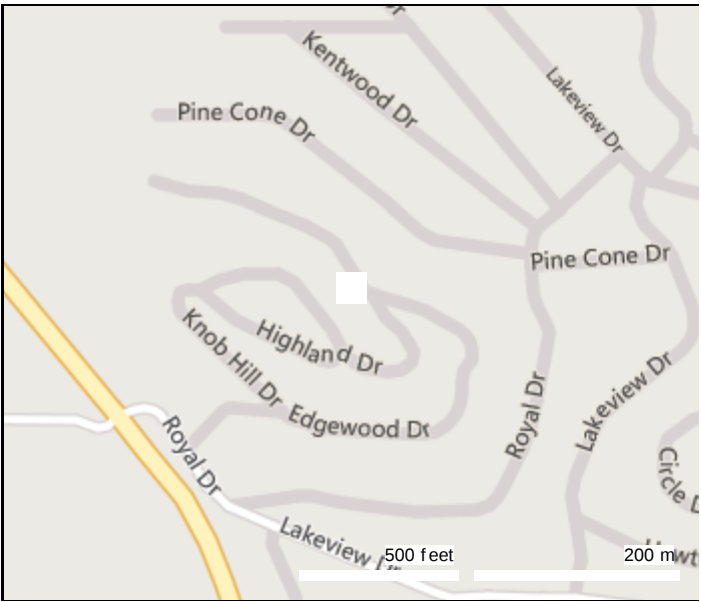


Assessor's Parcel Number 292-051-24-00



Lots/Land		Current Status: ACTIVE	Current Price: \$19,000	Client Preferred 1
MLS #: 120042784			Original Price: \$19,000	MT 704
Address: 828 Knob Hill Drive 0			Sold Price:	DOMLS 704
City,St:	Julian, CA	Zip: 92036	Community: JULIAN	List Date: 8/23/2012
Parcel Map: 292	Tentative Map:	Neighborhood: Kentwood	Complex:	COE Date:
APN #2:		Restrictions: N/K	MandRem None Known	Short Sale: No
APN #3:				
APN #4:				

[Virtual Tour](#)



Directions: 79W L on Royal L on Edgewood L on Knobhill to sign on L Well priced property in a great neighborhood with mountain views. Take advantage of the four seasons while having quick access to the major roads. Enjoy the historic town of Julian and take in the peaceful serenity provided by this tucked away lot on a quiet circular street atop Knob Hill.		
Home Owner Fees: 0.00 Other Fees: 0.00 Other Fee Type: CFD/Mello-Roos: N/K Total Monthly Fees: 0 Terms: Cash, Seller May Carry Assessments:	Approx # of Acres: 0.6200 Approx Lot SqFt: Lot Size: .5 to 1 AC Assessors Parcel: 292-051-24-00 Zoning:	Wtr Dist: MAJESTIC PINES INDEPENDENT ... School Dist: / Assessor Record Boat Facilities: Age Restrictions N/K
Fencing N/K Frontage Open Space, Other/Remarks Irrigation Other/Remarks Sewer/Septic Perc Update Needed Site Street Paved		Additional Property Use ORMKS Terms Cash, Seller May Carry Topography Slope Gentle, Slope Steep Utilities Available Above Ground, Propane, Telephone Utilities to Site Telephone, N/K View Mountains/Hills Water Other/Remarks
FrntgDim 800 LotDimApx LndUse	Animal Designation Code Approved Plans Jurisdiction	

MLS#: 120042784	828 Knob Hill Dr	LP: \$19,000
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SITE FEATURES

Approx # of Acres: **0.62**

Water: **Other/Remarks**

Approved Plan:

Approx Lot SqFt:

Highest Best Use:

Approx Lot Dim:

Lot Size: **.5 to 1 AC**

Sewer/Septic **Perc Update Needed**

Current Use:

Land Use Code:

Animal Designator Code:

Additional Land Use: **Other/Remarks**

Frontage Length: **800**

Fencing: **N/K**

Boat Facilities:

Lot Size Source: **Assessor Record**

Irrigation: **Other/Remarks**

Pool:

Pool Heat:

View: **Mountains/Hills**

Topography: **Slope Steep, Slope Gentle**

Prop Restrictions Known:

Structures:

Site: **Street Paved**

Complex Features:

Miscellaneous:

Utilities Available: **Above Ground, Telephone, Propane**

Utilities to Site: **Telephone, N/K**

Parcel Profile Results

APN 292-051-24-00 Profile:

ZONING

Use Reg	RR2
Animal Reg	J
Density	2
Lot Size	.5AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	H
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	JULIAN
Plan Group	-

GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81013
Watershed	San Felipe Sub Unit







Subject Parcel

Knob Hill Dr

Highland Dr

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Google

11 S 539413.02 m E 3658352.56 m N

elev 4531 ft

Eye alt 5232 ft