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EO: **N** Lot Size: **7,500-10,889 SF**

LS: **N** Acres: **0.300**

Detached

MLS #: **130002813**

APN: **291-110-34-00**

Listing Type: **Exclusive Right (R)**

CBB\$:
Address: **2609 D St**
City: **Julian, CA**

Bedrooms: **4**

Optional BR:

Total BR: **4**

Est.SqFt: **2,060**

Wtr Dist: **JCS**

Age Restrictions: **N/K**

Pets: **Yes**

Sign on Property: **Y**

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

CBB%: **3.00%** CVR: **N**

Full Baths: **4**

Half Baths: **0**

Total Baths: **4**

Year Built: **1982**

Schl Dist: **JULIANUNION**

LP: **↑\$849,000 - \$1,248,000**

Orig.Price: **\$849,000**

List Date: **01/16/2013** MT: **380**

AMT: **380**

Short Sale: **N**

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92036** MapCode: **1136B7**

Community: **JULIAN**

Neighborhood: **Julian Townsite**

Complex/Park:

Jurisdiction: **Unincorporated**

Cross Streets: **2nd**

Zoning:

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

Two Amazing Options!! Eaglenest B&B, a successful turnkey business for 30 years is perfectly located 1 block above Main St w/fireplaces, quality furnishings, & great views. Unique features include pool, spa, redwood decking w/BBQ & fire pit area. Option 1 Offers 3 guest rooms for B&B Income w/Innkeepers Quarters. Option 2 OFFERS 4 ROOMS OF INCOME & INCLUDES ADD 2 bdrm, 1 1/2 bth, 1734 SQ FT ADJ HOME & PROPERTY. The B&B rooms ave between 24K & 34K per room the last 10 years. TERRIFIC LIFESTYLE INVESTMENT!!

Confidential Remarks: All showings by appointment only, please call Listing Agent Debbie Fetterman 760-522-4994 for approval to show. Very important as is a continually running business. www.eaglenestbnb.com Variance granted for Com: Hotel / Motel MLS # 130007469 for details

Directions: **From Main St Julian - East on B St South/Right on 3rd St - West/Right on D St**

Showing Instructions: **By Appt Only... Call Listing Agent for scheduled viewing.**

Lock Box: **N**

Occupied: **Owner** Occupant: **Debbie** Occupant Phone: **769-522-4994**

Mandatory Remarks: **Seller will entertain offers between \$849000 - \$1248000 None Known**

Sales Restrictions: **N/K**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Debra Fetterman (659000)**

Agent Phone: **(760) 522-4994**

Add'l Phone:

2nd Agent:

2nd Agt Phone:

2nd Add'l Phone:

Listing Office: **Julian Realty**

Office Phone: **(760) 765-0818**

Broker Office ID: **67496**

Email: debbiellama@live.com

Fax: **(760) 765-0819**

Pager:

SOLD INFORMATION

Off Market Date:

Close of Escrow:

Financing:

Selling Agent #:

Selling Agent Name:

SA Phone:

Sale Price:

Selling Office #:

Selling Agent Office:

SO Phone:

Exp Date: **08/27/2014**

Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**

Paid:

Total Monthly Fees: **\$0.00**

Assessments:

HOA:

HOA Phone:

Est % of Owner Occupancy:

Other Fees Type:

Terms: **Conventional, Cash**

ROOM DIMENSIONS

Living Room: **13X20** Master BR: **13X16**
Dining Room: **14X11** Bedroom 2: **13X14**
Family Room: **9X9** Bedroom 3: **13X14**
Kitchen: **13X8** Bedroom 4: **13X13**
Breakfast Area: Bedroom 5:
Extra Room 1: **13X14** Extra Room 3:
Extra Room 2:

INTERIOR FEATURES

Stories: **2 Story**

Approx Living Space:

Interior Walls:

Source of Square Feet: **Public Records**

Sub Flooring:

Fireplace(s): **5**

Floor Coverings: **Carpet, Tile, Wood**

Fireplace Location: **FP in Living Room, FP in Master BR, Other/Remarks**

Searchable Rooms: **Bedroom(s) Entry Level, Bonus Room, Breakfast Area, Dining Area, Family Room, Dining Room, Formal Entry, Master Retreat, MBR Entry Level, Storage Room**

Provided by: Debra Fetterman
BRE Lic.#: CA 01869678

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MLS#: 130002813	2609 D St	LP: \$849,000 - \$1,248,000
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BUILDING, COMPLEX AND EXTERIOR FEATURES
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Stories in Bldg:	Units in Bldg:	Bldg Entry Level:	Entry Level Unit:	Elevator:	3 Stairs/Steps to Entry:
Architectural Style:		Condo Flat Style:		Exclusive Use Yard:	
Construction: Built on Site		Exterior: Wood		Roof: Composition	
Pool: Below Ground		Pool Heat:			
Spa: Private w/Pool		Spa Heat: Propane		Guest House:	
Cooling: Central Forced Air		Water Heater Type: Propane, Electric		Guest House ESF:	
		Heat Equipment:			
		Forced Air Unit			

Heat Source: **Natural Gas**Laundry Location: **Laundry Room**Laundry Utilities: **Electric**

Patio:

Security:

Equipment: **Dishwasher, Disposal, Dryer, Microwave, Pool/Spa/Equipment, Range/Oven, Refrigerator, Satellite Dish, Shed(s), Trash Compactor, Washer, Other/Remarks**

SITE FEATURES

Approx # of Acres: 0.300	Water: Meter on Property	Parking Garage:
Approx Lot Sq Ft: 13,068		Parking Garage Spaces: 0
Approx Lot Dim:	Sewer/Septic: Sewer Connected	Parking Non Garage: Uncovered
Lot Size: 7,500-10,889 SF		Parking Non Garage Spaces: 5
Units in Complex:		Total Parking Spaces: 5
Land Use Code:		Parking for RV:
Animal Designator Code: J	Res Unit Loc: Detached	
Frontage Length:	Lot Size Source: Title Company	Telecom:
Fencing: Full, Gate, Other/Remarks	Boat Facilities:	
Irrigation:	Add'l Land Use: Res/Business Use OK	
Topography: Level, Slope Gentle	Frontage:	

View: **Mountains/Hills, Panoramic, Parklike**Prop Restriction: **None Known**

Structures:

Site:

Complex Features:

Miscellaneous:

SUPPLEMENTAL REMARKS

ADDITIONAL ADJACENT HOME (399K) ONLY AVAILABLE IN CONJUNCTION WITH THE PURCHASE OF THE BED AND BREAKFAST. Terrific Lifestyle Opportunity. Run your business from the comfort and privacy of your own home & property. Open floor plan, rock fireplace, & great office to oversee B&B operation. Perfectly situated in the unique town site of Julian, a popular tourist destination in the mountains of San Diego County. Included in the purchase of the B & B is the DBA Eaglenest B&B LLC, to include the website, business phone & fax, guest list, logo, marketing tools/brochures, signs etc. All suites provide comfort & privacy, full baths, fireplaces, entertainment centers, & quality furnishing, all to convey!! Julian, 1 1/2 hrs from downtown and coastal San Diego, is a four season getaway full of Summer Sun, Fall Colors, Winter Snowfall, & Spring Wildflowers! Gold mining history, Apple Country, hiking, biking, horseback riding, and more! There are recreational activities in every direction nearby for your guests! Bakeries, Wine Tasting, Orchards, Restaurants, Shopping, Antiquing, & the Museum are all walking distance from Eaglenest. Within reach is Volcan Mnt., Santa Ysabel Preserve, Cuyamaca State Park & Anza Borrego State Park. Tourists flock during seasonal snowfall and Springtime wildflowers blossoming in Julian and Borrego, and our peak season, Apple Days in the Fall! Eaglenest is a gem within the mountain community and ranks HIGHLY within the Search Engine and Travel Review sights. A rare investment with the finest location successfully operating with nice potential for growth! High Percentage of loyal repeat bookings. Transition must be negotiated to honor current and future guest bookings.

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