

\$149,000 - 34791 Natchez Trail, Julian

MLS® #NDP2406109

\$149,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

N/A, Julian,

Discover your perfect getaway just minutes from Downtown Julian's charming shops, historic attractions, and restaurants. Nestled within the Cleveland National Forest, this property is an idyllic retreat with stunning views of Lake Cuyamaca. It consists of two APNs merged by the current owner and includes the original septic system (condition unknown). The lot has been recently surveyed, cleaned, and cleared—ready for your dream home. With main access on Natchez Trail and secondary access on Papago Trail, the property offers both convenience and privacy. Water is already available; a meter is needed. The seller has continued paying the water bill, ensuring eligibility without reconnection fees for future buyers. Just a short walk to Lake Cuyamaca State Park, where fishing, hiking, and camping await.



Essential Information

MLS® #	NDP2406109
Price	\$149,000
Bathrooms	0.00
Acres	0.64
Type	Land
Status	Closed
Listing Agent	Prizma Garcia
Listing Office	eXp Realty of Southern CA

Community Information

Address	34791 Natchez Trail
Area	92036 - Julian
Subdivision	N/A
City	Julian
County	San Diego
Zip Code	92036

Amenities

Utilities	Electricity Available, Overhead Utilities
View	Hills, Lake, Mountain(s), Neighborhood, Rocks

Exterior

Lot Description	Gentle Sloping, Irregular Lot, Near Park, Street Level, ZeroToOneUnitAcre
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Additional Information

Date Listed	July 9th, 2024
Days on Market	609
Zoning	Semi-Rural Residential (S
Short Sale	N
RE / Bank Owned	N

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