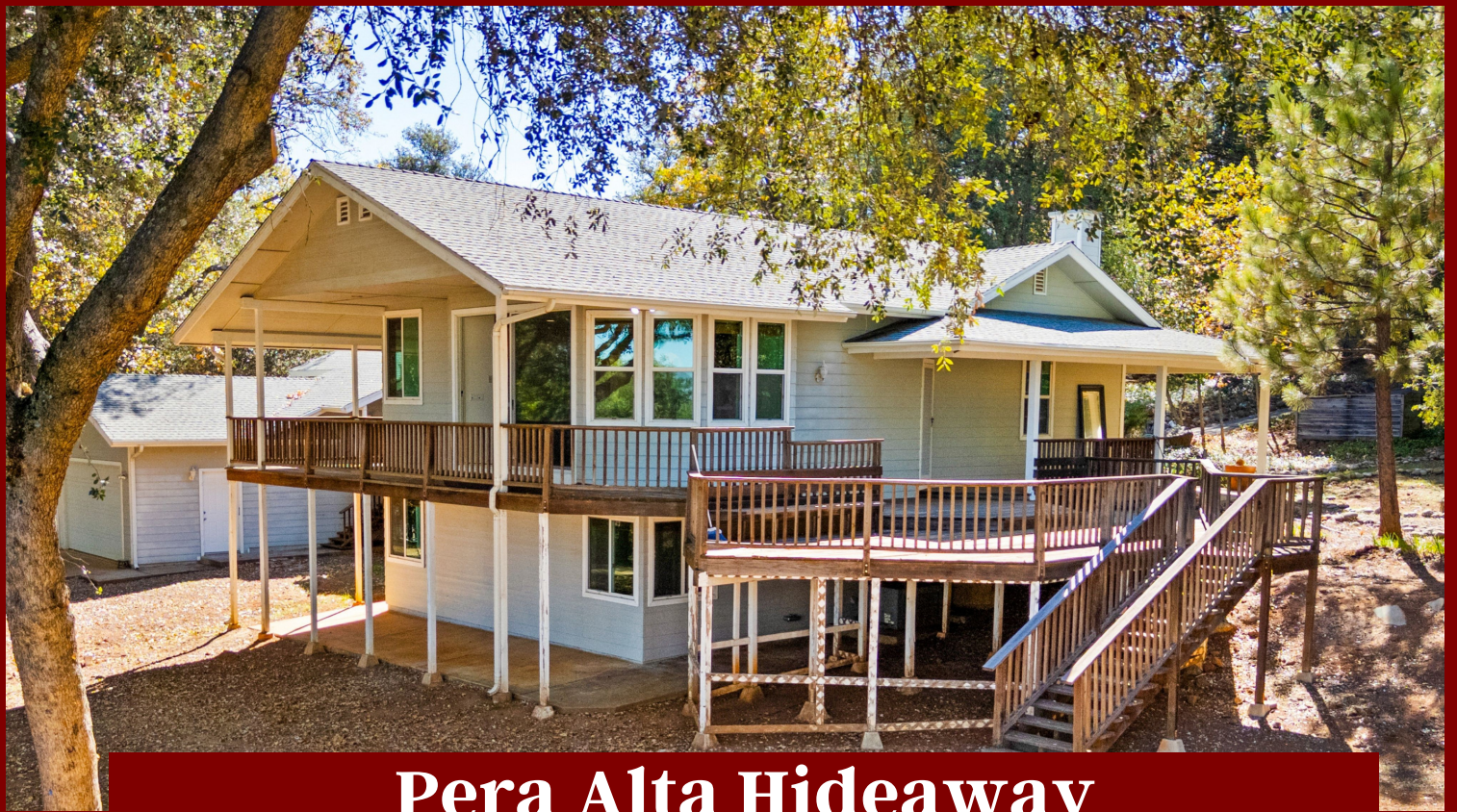


Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



Pera Alta Hideaway

3102 Pera Alta Drive, Julian, CA 92036

APN : 289-212-24-00

Property Highlights

Available for \$799,000

Tucked among the whispering oaks and tall pines of a quiet Julian neighborhood:

- Spacious 2 Bedroom / 3 Bathroom home with flexible layouts for multi-use living.
- 1.39-acre wooded parcel with circular drive, ample parking, and privacy.
- Separate barn/workshop plus oversized garage for hobbies, storage, or animals.
- Recreation room with private entrance and bath (studio, guest suite, or rental).
- Fresh paint and new carpet throughout - move-in-ready start with room to personalize!

Meriah Druliner

Managing Broker | Co-Owner

Meriah@Donn.com

760.420.5131

CA DRE #01997162



Donn Bree

Broker of Record | Co-Owner

Donn@Donn.com

800.371.6669

CA DRE # 01078868

For more property info:

RedHawkRealty.com

800.371.6669



Pera Alta Hideaway



Escape to Pera Alta Hideaway — a peaceful mountain sanctuary just minutes from downtown Julian. Set on 1.39 usable acres and surrounded by whispering oaks and tall pines, this 2,700± sq. ft. home blends space, comfort, and flexibility with inviting indoor-outdoor living. Featuring a main-level primary suite, open great room, bonus recreation space, and multiple outbuildings, it's the ideal retreat for anyone seeking quiet living, creative potential, or a weekend escape in the mountains.



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