

\$475,000 - 1352 Sunshine Trail, Julian

MLS® #NDP2606217

\$475,000

2 Bedroom, 2.00 Bathroom, 1,469 sqft
Residential on 0.95 Acres

Whispering Pines, Julian, CA

Tucked within the beloved Whispering Pines neighborhood of Julian, this circa 1929 mountain home offers the kind of setting that feels increasingly hard to find - nearly a full acre beneath a canopy of mature cedar, oak, lilacs, ornamental, and native trees, with room to breathe, create, garden, and simply enjoy the rhythm of four-season mountain living. The 1,469 esf residence includes 2 bedrooms, 2 bathrooms, and an approximately 300 esf basement, with a welcoming living room anchored by a wood-burning stove as a central focal point. A large front deck invites morning coffee, afternoon reading, and quiet evenings among the trees. The gentle yard provides usable outdoor space, nice separation from neighboring homes, and a peaceful sense of privacy while still being just minutes from downtown Julian. The property offers several thoughtful improvements that add to its charm and versatility, including a detached storage shed, a detached artist studio, an attached retractable greenhouse currently housing a resistance pool, and a 16kW backup generator. There is plenty of off-street parking, along with SDG&E power, private septic, water district service, and an owned propane tank. Whether imagined as a full-time mountain residence, weekend retreat, creative escape, or garden-forward homestead, the property has the bones and setting to become something truly special. From this central mountain location, future owners can enjoy easy access to Julians



historic Main Street, local restaurants, bakeries, tasting rooms, schools, hiking trails, Lake Cuyamaca, Volcan Mountain, and the br

Built in 1929

Essential Information

MLS® #	NDP2606217
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,469
Acres	0.95
Year Built	1929
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	1352 Sunshine Trail
Area	JULIAN (92036)
Subdivision	Whispering Pines
City	Julian
County	San Diego
State	CA
Zip Code	92036

Amenities

View	Neighborhood
Has Pool	Yes
Pool	See Remarks

Interior

Cooling	N/K
Fireplace	Yes
Fireplaces	FP in Living Room
# of Stories	1
Stories	1 Story

Additional Information

Date Listed	June 29th, 2026
Days on Market	50
Zoning	Sr-1, Rr,
Listing Office	Chameleon, DBA Red Hawk Realty

Listing Details

Listing Office	Chameleon, DBA Red Hawk Realty
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