$739,000 - 3102 Pera Alta Drive, Julian

MLS® #NDP2510555

$739,000
2 Bedroom, 3.00 Bathroom, 2,772 sqft
Residential on 1.39 Acres

Pine Hills, Julian, CA

Your Story Begins in the Mountains, tucked among the whispering oaks and tall pines of a quiet Julian neighborhood. Pera Alta Hideaway welcomes you home to a lifestyle defined by peace, comfort, and connection. Mornings begin with birdsong and soft sunlight filtering through the trees, while evenings unfold on spacious wrap-around decks under a canopy of stars. Set on a usable 1.39-acre wooded parcel, this spacious 2,772 sq. ft. home features two bedrooms plus a large bonus recreation room, 2.5 baths, an oversized garage, and a separate barn/workshop building, offering the perfect blend of comfort, functionality, and mountain charm. ~ Step inside to a spacious great room anchored by a handsome brick fireplace and a large bay window that fills the space with natural light. Vaulted ceilings enhance the airy ambiance, while a built-in bookcase add charm and functionality. The kitchen ideal for both everyday living and entertaining features a generous center island, natural oak cabinetry, a walk -in pantry and a chefs stove. The open layout connects seamlessly to the dining and living areas, creating an inviting flow for gatherings large or small. ~ The main-level primary suite offers a peaceful, and private retreat with spa-like bath and walk in closet offers. Downstairs, a flexible bedroom with bath adapts to your needs ideal for a growing family, home office, or guest quarters. With potential to divide into dual bedrooms, this space evolves as your story does. ~ A

separate recreation room with its own entrance and half bath has endless possibilities a game lounge, creati

Built in 1990

Essential Information

MLS® #	NDP2510555
Price	$739,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,772
Acres	1.39
Year Built	1990
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	3102 Pera Alta Drive
Area	JULIAN (92036)
Subdivision	Pine Hills
City	Julian
County	San Diego
State	CA
Zip Code	92036

Amenities

Amenities	Horse Trails
Parking Spaces	2
# of Garages	2
View	Trees/Woods
Pool	N/K

Interior

Interior Features	2 Staircases,Balcony,Living Room Deck Attached,Pantry,Recessed Lighting,Tile Counters

Heating	Fireplace,Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Fireplaces	FP in Living Room
# of Stories	2
Stories	Split Level

Additional Information

Date Listed	November 4th, 2025
Days on Market	318
Zoning	RR - Anima
Listing Office	Chameleon, DBA Red Hawk Realty

Listing Details

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