

\$269,000 - 33575 Overland Stage Rte, Julian

MLS® #NDP2601946

\$269,000

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 12.78 Acres

N/A, Julian, CA

Private 12.78 acre desert retreat in Mason Valley with direct gate access to thousands of acres of Federal BLM land and bordering Anza Borrego Desert State Park. Properties with direct access to protected desert on both sides are rare. Just out your back gate is expansive public land with miles of surrounding terrain for hiking, exploring, and desert recreation. The property offers sweeping mountain views, open landscape, and quiet surroundings while still being within reach of Julian and nearby desert destinations. A key feature of the property is the strong private well, last tested at over 16 gallons per minute and confirmed pathogen free. Reliable water is a major advantage in this region. The charming 2-bedroom, 2 bathroom manufactured home provides comfortable living as a full time residence, weekend retreat, or desert basecamp. The home is currently arranged to sleep six. The newer furnishings can be included if desired so the next owner can begin enjoying the property immediately. Additional improvements include a detached laundry room, mature eucalyptus trees that provide shade and character, and a 40-foot-high cube shipping container offering substantial storage for equipment, tools, or recreational gear. Starlink internet has been successfully used at the property. Located just outside the historic town of Julian, known for its small-town charm, apple orchards, and designation as an International Dark Sky Community. The area is recognized for its



clear night skies and exceptional stargazing.
Nearby Agua Caliente County Park and
Anza-Borrego Desert State Park offe

Built in 1975

Essential Information

MLS® #	NDP2601946
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	12.78
Year Built	1975
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	33575 Overland Stage Rte
Area	JULIAN (92036)
Subdivision	N/A
City	Julian
County	San Diego
State	CA
Zip Code	92036

Amenities

View	Mountains/Hills,Desert
Pool	N/K

Interior

Appliances	Dryer,Washer
Cooling	Swamp Cooler(s),Wall/Window
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	1 Story

School Information

District Julian Union High School Distric

Additional Information

Date Listed March 1st, 2026
Days on Market 79
Zoning R1
Listing Office LPT Realty

Listing Details

Listing Office LPT Realty

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