

\$300,000 - 3580 Highway 78, Julian

MLS® #CV26207205

\$300,000

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 4.79 Acres

N/A, Julian, CA

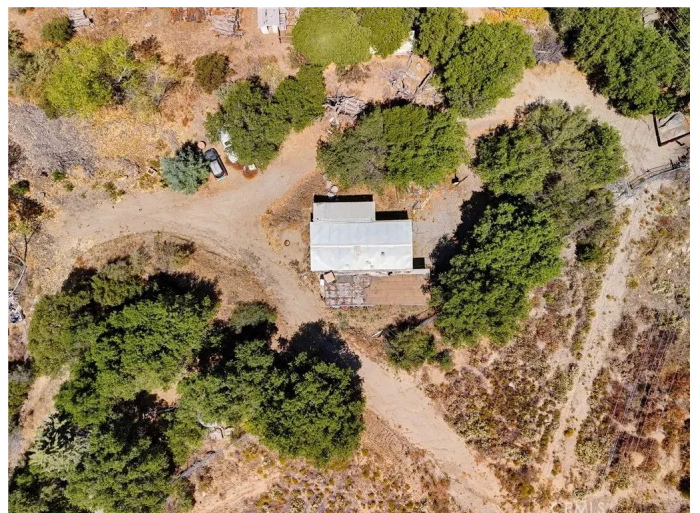
Discover a true value-add opportunity in the heart of Julians historic mountain community. Set on 4.79 acres of land, this 2-bed, 1-bath manufactured home (built 1968, approx. 800 sq ft) offers multiple pathways for renovation, expansion, or redevelopment. The property's wide-open setting captures the beautiful views of the surrounding Cuyamaca and Volcan Mountain ranges, known for their crisp air, star-filled nights, and four-season charm. Julian is famous for its apple orchards, gold-rush history, and small-town character, attracting year-round visitors for hiking, cider tasting, and the iconic Julian apple pie. This parcel sits just minutes from town yet feels worlds away—ideal for buyers seeking privacy, nature, and a project with measurable upside. The acreage supports potential for ADU/JADU, additional structures, or a modern manufactured replacement (buyer to verify with County). Whether you envision a weekend retreat, rental investment, or a full rebuild, this property delivers the rare combination of mountain serenity, usable land, and strong value-add potential in one of San Diego County's most beloved rural destinations.

Built in 1968

Essential Information

MLS® # CV26207205

Price \$300,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	4.79
Year Built	1968
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	3580 Highway 78
Area	JULIAN (92036)
Subdivision	N/A
City	Julian
County	San Diego
State	CA
Zip Code	92036

Amenities

View	Mountains/Hills,Panoramic
Pool	N/K

Interior

Heating	Floor Furnace
Cooling	Wall/Window
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Fees

Mello Roos	\$105
Total Fees	\$8

Additional Information

Date Listed	September 22nd, 2026
Days on Market	1
Listing Office	PRIMETIME REALTY

Listing Details

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 3rd, 2026 at 7:56am PDT