

# \$225,000 - 7273 Hard Scramble Trl, Julian

MLS® #260016169

**\$225,000**

1 Bedroom, 2.00 Bathroom, 924 sqft  
Residential on 1.05 Acres

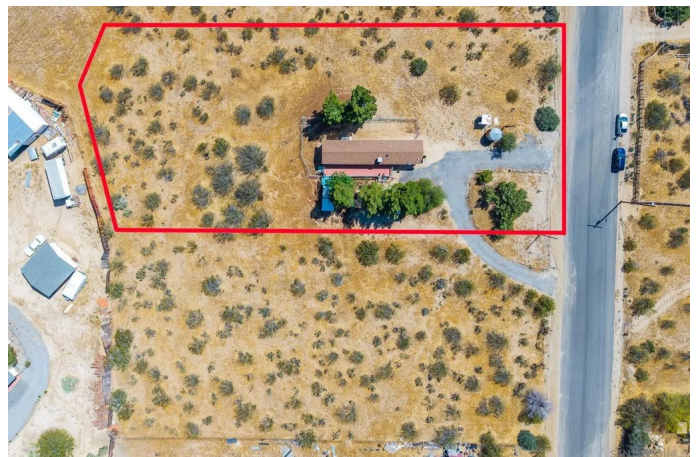
Shelter Valley, Julian, CA

An affordable entry point into Julian backcountry living â€” 7273 Hard Scramble Trail is a move-in ready 2-bedroom, 2-bathroom home on 1.05 acres in Shelter Valley, just minutes from Julian Main Street and the sweeping landscapes of Anza-Borrego Desert State Park. Enjoy small-town charm and outdoor adventure without sacrificing convenience. Browse Julian's famous shops, apple orchards, and restaurants, then head east into one of California's most stunning desert parks â€” all from your own private retreat. The home sits on a generous acre-plus lot with a private well, offering self-sufficient rural living with no water bills and no shared infrastructure. Move-in ready, this is an ideal investment property, vacation getaway, or full-time residence in one of San Diego County's most beloved backcountry communities. Please note: this property is a manufactured home without a recorded 433A and is not on a permanent foundation. It will not qualify for conventional, FHA, or VA financing. Cash offers only.

Built in 1988

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 260016169 |
| Price     | \$225,000 |
| Bedrooms  | 1         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 924         |
| Acres          | 1.05        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Other       |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7273 Hard Scramble Trl |
| Area        | JULIAN (92036)         |
| Subdivision | Shelter Valley         |
| City        | Julian                 |
| County      | San Diego              |
| State       | CA                     |
| Zip Code    | 92036                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Utilities      | Propane,Water Connected |
| Parking Spaces | 3                       |
| Parking        | None Known              |
| View           | Mountains/Hills         |
| Pool           | N/K                     |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Bathtub,Formica Counters,Shower,Shower in Tub |
| Appliances        | Refrigerator,Washer,Propane Range             |
| Heating           | Forced Air Unit                               |
| Cooling           | Swamp Cooler(s)                               |
| Fireplace         | Yes                                           |
| Stories           | 1 Story                                       |

### Exterior

|                 |               |
|-----------------|---------------|
| Lot Description | Public Street |
| Roof            | Asphalt       |
| Construction    | Hardboard     |

### School Information

District                      Julian Union High School Distric

**Fees**

Other Fees                \$0

**Additional Information**

Date Listed                July 3rd, 2026  
Days on Market        35  
Zoning                      R1  
Listing Office            eXp Realty of Southern CA

**Listing Details**

Listing Office            eXp Realty of Southern CA

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Listing information last updated on September 13th, 2026 at 12:24am PDT