

\$399,000 - 7438 Kickin Horse, Julian

MLS® #260015413

\$399,000

2 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 1.00 Acres

Shelter Valley, Julian, CA

Nestled on a flat, fully fenced 1-acre lot in peaceful Shelter Valley, this beautifully reimagined home offers the perfect balance of privacy, comfort, and adventure. Don't let the original build year fool you—over \$138,000 in recent capital improvements have transformed this property inside and out. Major improvements include a fully rewired electrical system with a new electrical panel, updated plumbing, a new pump house with new pumps for the existing water storage tank, waterproof vinyl plank flooring, fresh interior paint, and a newly fenced perimeter. Inside, warm wood-paneled walls and vaulted ceilings create the inviting feel of a mountain retreat. The open-concept design features updated countertops, a farmhouse sink, and a custom wet bar. Both bathrooms have been remodeled with walk-in tiled showers, pebble-stone flooring, built-in benches, and updated vanities. Outside, enjoy the freshly stained wood deck, drywall-prepped workshop, separate laundry building, motion-sensor lighting, and a flat, usable acre with room for RVs, off-road vehicles, outdoor entertaining, gardening, and stargazing. Just 20 minutes from downtown Julian, enjoy charming shops, local restaurants, wineries, and seasonal winter snow. Within easy reach, Borrego Springs and Anza-Borrego Desert State Park offer endless hiking, off-roading, wildflower blooms, and breathtaking desert scenery. With the local general store and campground just one mile away, this is the perfect home base



for year-round adventure or peaceful desert living.

Built in 1973

Essential Information

MLS® #	260015413
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	1.00
Year Built	1973
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	7438 Kickin Horse
Area	JULIAN (92036)
Subdivision	Shelter Valley
City	Julian
County	San Diego
State	CA
Zip Code	92036

Amenities

Parking Spaces	10
Parking	None Known
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Propane Stove
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Living Room

Stories 1 Story

Exterior

Roof Composition
Construction Wood

Fees

Other Fees \$0

Additional Information

Date Listed June 25th, 2026
Days on Market 69
Zoning R-1:SINGLE
Listing Office Single Fin Realty

Listing Details

Listing Office Single Fin Realty

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