

General Property Information and Features

Original part rebuilt in 2005 - Post Cedar Fire 2003

- Living Room
 - LVP Flooring
 - Freestanding Wood Stove
 - Lots of natural light
- Kitchen
 - Oak Cabinetry
 - Gas Stove
 - Microwave
 - Fridge
- Dining Area in Living Room
 - Area
- 2 Generous-sized Bedrooms (Original)
 - LVP Flooring
 - Ceiling Fans
 - Generous-sized walk-in closet in one and large regular closet in the other
- Bathroom
 - Shower over tub
 - Single sink vanity

Permitted Addition in 2023 of approximately 787 square feet

- Master Suite
 - LVP Flooring
 - Ceiling Fan
 - Generous-sized walk-in closet with closet organization

- Second Spacious Bathroom
 - Shower over Tub
- 4th bedroom/Office Option
 - No closet but large enough to accommodate
 - Ceiling fan
 - LVP Flooring
- Laundry area
- Second Exit with Catch-all nook.
- Outside Area
 - Front Walk-up Patio Area
 - Shed
 - Fire Pit Area
 - Plenty of sitting areas
 - Time to get creative!
- Parking
 - Fully Fenced 9468 Sqft (.22 acre)
 - Gated Entry
 - Room for RV
 - Room for Toys
 - Plenty of room for multiple cars
- Garage
 - Room for one!
 - Or Connex Box Storage
 - The options are endless!

Property Utilities

- **Water:** Padre Dam
- **Trash:** EDCO
- **Gas:** Kamps
- **Electric:** San Diego Gas & Electric
- **Sewage:** None - Septic Tank

SCHOOLS

- Shadow Hills Elementary School
- Joan McQueen Middle School
- Granite Hills High School

223 Patrick Drive, El Cajon, CA 92019

OFFER AND ESCROW INFORMATION - PLEASE FILL OUT COMPLETELY

- **Signers:** Casey Kingston (The property is no longer in a trust)
- **Complete Address:** 223 Patrick Drive, El Cajon, CA 92019
- **APN:** 399-400-12-00

- Listing Agent: **Micah H Swarthout Kerrico**
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- Assistant/TC: **Courtenay Johnston**
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7918 El Cajon Blvd N419
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- Selling Agent Information: **Please fill out your information completely**

- **Escrow Information:**
Escrow: Crestline Escrow
Title: Lawyers Title
- Property Disclosures are available upon request prior to escrow opening escrow
- **OFFER TO INCLUDE:**
Fully executed RPA
Approval letter from the lender
Proof of closing funds