🏡 223 Patrick Drive, El Cajon, CA 92019

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 seller is open to a credit for one!
    - The options are endless!

Property Utilities

- **Water:** Padre Dam
- **Trash:** EDCO
- **Gas:** Kamps
- **Electric:** San Diego Gas & Electric
- **Sewage:** None - Septic Tank
- **Fire Insurance: California Fair Plan:** $2,850 plus $1200 for the regular one.

📚SCHOOLS

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

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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**
  DRE Lic# 01448623
  Micah@MKTrealestate.com
  (619) 993-7836
- Assistant/TC: **Courtenay Johnston**
  DRE Lic# 02324582
  Courtenay@MKTrealestate.com
  (619) 820-2011
- Broker: **Jason Mitchell Group**
  DRE # 01527423
  7918 El Cajon Blvd N419
  La Mesa, CA 91942
  (619) 993-7836

- 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