

# \$550,000 - 28625 Shady Tree Lane, Winchester

MLS® #219131528DA

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## \$550,000

4 Bedroom, 3.00 Bathroom, 2,707 sqft  
Residential on 1 Acres

Not Applicable-1, Winchester,

Nestled on 1.25 sprawling acres with many mature tall trees, this single-story, 2,707&#8239;SF home with 4 beds, 2.5 baths await a visionary who sees beyond cosmetic updates--an ideal canvas for a small-scale equestrian haven or multi-generational compound. ADU's are also permitted for up to two units; a one-bedroom ADU and a Jr. ADU may be permitted. While the current lot size just misses the city's 2 acre threshold for a by right horse operation, buyers can explore permit or variance routes to bring their equine dreams to life. Why does this property stand out 1) Equestrian-friendly layout -- open acreage with tall, mature trees for year-round shade and room for paddocks, exercise rings, or run in shelters. 2) Rural feel with semi urban comfort with hundreds of vacant acres at the end of Shady Tree Lane to enjoy long trail rides -- enjoy the quiet of country living with public water, septic system, and two car garage. 3) Fixer-upper with upside -- at just \$203 per SF, savvy buyers can add lasting value through modern updates and smart land use. Bonus amenities & lifestyle perks within Winchester's open quality with wide lanes dotted with lots of rural-style homes, yet near schools (Winchester Elementary just 1.6&#8239;mi). Commuter's advantage with easy access to 79 & 74 freeways makes daily travel to Temecula, Murrieta, and San Diego metro a breeze. Plus, recreation-rich surroundings: nearby horseback trails, apple orchards in Hemet, and outdoor parks--ideal



for active families and equine lovers as Winchester is riding a wave of interest from buyers seeking rural ambiance without breaking the bank.

Built in 1978

### **Essential Information**

MLS® #	219131528DA
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,707
Acres	1.25
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erica Gerardo
Listing Office	RPAC

### **Community Information**

Address	28625 Shady Tree Lane
Subdivision	Not Applicable-1
City	Winchester
County	Riverside
Zip Code	92596

### **Amenities**

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway

### **Exterior**

Lot Description	Level
Roof	Shingle

**Interior**

Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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