

# **\$899,000 - 20965 Bentley Drive, Perris**

MLS® #25626127

---

## **\$899,000**

3 Bedroom, 3.00 Bathroom, 2,190 sqft  
Residential on 4 Acres

N/A, Perris,

Welcome to a One-of-a-Kind Two-Story 3BR/2.5BA Home on 3.6 Acres with Lake Mathew Views, No HOA, Low Taxes, Updated Interior - Experience comfort, privacy, and natural beauty in this one-of-a-kind two-story home set on a sprawling 3.6-acre lot overlooking Lake Mathew. Designed with an open floor plan and views from every room, this home maximizes light, space, and stunning scenery. The interior has been refreshed with new flooring and new interior paint, creating a clean, modern, and move-in-ready feel. The spacious living area features a beautiful fireplace and flows seamlessly to the patio, where you can enjoy breathtaking sunrises and sunsets over Lake Mathew perfect for relaxing mornings or serene evenings. The open layout flows naturally into the dining area and kitchen, making entertaining effortless. Upstairs, the private primary suite offers generous space and tranquil views, while two additional bedrooms downstairs provide flexibility for family, guests, or office use. A versatile bonus room downstairs provides extra space that can be used as an office, game room, additional living room, or a fun hangout area for kids. Every room in the home captures the beauty of the surrounding landscape. With 2.5 baths, the home offers convenience and comfort for modern living. Outside, enjoy fruit trees including pomegranate, lemon, and passion fruit. The 3.6-acre lot also has room to build a second home or add mobile homes, ideal for



multigenerational living, guest housing, or rental opportunities. The natural elevation enhances the lake and panoramic sunrise and sunset views, providing peace and privacy throughout the property. Additional highlights include no HOA, giving you freedom over your land, and low taxes, offering valuable long-term savings. This one-of-a-kind property will not last long - a truly exceptional home combining modern updates, versatile living spaces, expansive acreage, and stunning views from every room.

Built in 1987

**Essential Information**

MLS® #	25626127
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,190
Acres	3.60
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristine Simonyan
Listing Office	eXp Realty of Southern California, Inc.

**Community Information**

Address	20965 Bentley Drive
Area	232 - Gavilan Hills
Subdivision	N/A
City	Perris
County	Riverside
Zip Code	92570

**Amenities**

Parking Spaces	5
Parking	Covered, Driveway, Public
# of Garages	2
Garages	Covered, Driveway, Public
View	Lake, Mountain(s)
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
Windows	Blinds

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Bar
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Oven, Range
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

## Additional Information

Date Listed	December 5th, 2025
Days on Market	17
Zoning	R-A-2 1/2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 14th, 2026 at 1:27pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.