

\$849,000 - 16710 Chocolate Lily Lane, Perris

MLS® #CV25041999

\$849,000

3 Bedroom, 2.00 Bathroom, 2,313 sqft
Residential on 2 Acres

N/A, Perris,

Welcome to this stunning 2.26-acre ranch-style estate near Lake Matthews, designed for those who appreciate space, privacy, and the beauty of country living. This meticulously maintained home, built in 2001, is in superb condition and offers an array of features that make it a standout property. Step inside this three-bedroom, two-bathroom home, where comfort meets functionality, nicely appointed kitchen with built-ins and granite counter tops and a fully covered patio for relaxing. The property is powered by full solar helping to cover your energy needs. It also includes a private water well with a generator pump and a 5,000-gallon tank for outdoor irrigation. Enjoy the convenience of Central A/C plus forced air heating and a wraparound covered patio, perfect for taking in the serene surroundings. There is a two-car garage along with a two- car covered parking area. For equestrian enthusiasts, the property features horse stables and beautifully landscaped grounds, all fully enclosed with an electric gate for added security. Need space for your RV? No problem! The property includes covered RV parking for up to a 40-foot RV, complete with 220 electrical hookups and all necessary amenities including septic hook up.

Additional highlights include a water softener, central vacuum system, two water heaters an enclosed fence surrounding the property, and plenty of open space to make this estate your own. This is the first time this home has ever



been on the marketâ€”an incredible opportunity for the right buyer! Donâ€™t miss your chance to own this one-of-a-kind ranch property. Schedule your private showing today!

Built in 2001

Essential Information

MLS® #	CV25041999
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,313
Acres	2.26
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Ruben Marquez
Listing Office	RUBEN L. MARQUEZ

Community Information

Address	16710 Chocolate Lily Lane
Area	232 - Gavilan Hills
Subdivision	N/A
City	Perris
County	Riverside
Zip Code	92570

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Propane
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Attached Carport, Carport, Driveway Level, Garage Faces Side, RV Garage, Unpaved
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Attached Carport, Carport, Driveway Level,

	Garage Faces Side, RV Garage, Unpaved
View	Hills, Trees/Woods
Pool	None
Security	Smoke Detector(s), Security Gate

Exterior

Exterior	Stucco, Drywall, Stone Veneer
Lot Description	TwoToFiveUnitsAcre
Roof	Composition, Tile
Construction	Stucco, Drywall, Stone Veneer
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Breakfast Bar, Central Vacuum, Coffered Ceiling(s)
Appliances	Dishwasher, Disposal, Gas Water Heater, Electric Oven, Electric Range, Trash Compactor, Water Softener
Heating	Central, Forced Air, Fireplace(s), Solar
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

School Information

District	Perris Union High
----------	-------------------

Additional Information

Date Listed	March 3rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 2nd, 2026 at 8:10am 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.