

\$1,290,000 - 17470 Vanderhill Circle, Perris

MLS® #CV25131409

\$1,290,000

5 Bedroom, 4.00 Bathroom, 3,906 sqft

Residential on 2 Acres

N/A, Perris,

Welcome to this stunning Gavilan Ranch Estate in Lake Mathews! Situated on 2.49 acres at the end of a private cul-de-sac, this 5 bed, 3.5 bath single-story ranch-style home offers 3,906 sq ft of luxury living. Enter through private gates surrounded by over 50 mature palm trees to beautifully manicured grounds and resort-style amenities.

The entertainerâ€™s backyard features a custom pool/spa with waterslide, diving board, gazebo, and oversized covered patio with built-in BBQ, dual refrigerators, ice maker, and lounge seating. Inside, the gourmet kitchen boasts dual granite islands, Sub-Zero fridge, and stainless appliances. Spacious living areas include a formal living room, family room with fireplace, and custom cherry wood bar.

The primary suite includes a fireplace, sitting area, spa-style bathroom with Jacuzzi tub, walk-in shower, and custom his-and-hers closets. A secondary en-suite offers privacy for guests or multigenerational living.

Equestrian-ready with 5 stalls, tack and feed room, wash rack, round pen, and direct trail access. Additional features: 4-car garage, 2 private wells with 3,500-gallon tank, dual A/C units, NO HOA, and NO Mello-Roos. Zoned horse property with city lights and mountain views. A true must-see!



Built in 1996

Essential Information

MLS® #	CV25131409
Price	\$1,290,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	3,906
Acres	2.49
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Taffy Bishara
Listing Office	RE/MAX OLYMPIC

Community Information

Address	17470 Vanderhill Circle
Area	232 - Gavilan Hills
Subdivision	N/A
City	Perris
County	Riverside
Zip Code	92570

Amenities

Parking Spaces	4
# of Garages	4
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Cul-De-Sac, Horse Property, Lot Over 40000 Sqft
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Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Jack and Jill Bath, Main Level Primary, Walk-In Closet(s), Breakfast Area, Dressing Area
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Range, Tankless Water Heater
Cooling	Central Air, Dual
Fireplace	Yes

Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Perris Union High
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Additional Information

Date Listed	June 11th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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