

# \$879,000 - 1940 Arroyo Drive, Riverside

MLS® #CV25191354

**\$879,000**

4 Bedroom, 3.00 Bathroom, 3,160 sqft

Residential on 0 Acres

N/A, Riverside,

Tucked beneath the dappled shade of mature trees, this custom-built mid-century home in Victoria Woods carries a story as timeless as its design. Built by a skilled shipbuilder who once crafted a beloved Riverside dance hall, the home reflects craftsmanship & thoughtful details.

As guests arrive, they are charmed by the approach: stepping up from the quiet street, passing under a covered pergola, welcomed by a rose garden encircling a fountain that has just the right trickling sounds; a gentle prelude to what lies inside. Entering through a beveled glass door into the cozy den w/ its inviting fireplace & built ins, the warmth of the home immediately unfolds.

The heart of the home is anchored by an expansive living room, where original built-ins & light fixtures whisper of the home's heritage. The open hallway showcases opposite of custom cabinetry leads to three of the four bedrooms, one of which enjoys private access through sliding doors to the shaded front yard; a tranquil space that lives like a second backyard. The front yard also has a swing bench in front of the entry & has just enough space for a dining set or patio furniture.

Entertain effortlessly in the large formal dining room or gather in the spacious galley kitchen, where built-ins & ample casual dining space offer both functionality & charm. Adjacent to



the kitchen, a walk-in pantry & oversized laundry room w/ direct access to the breezeway, make everyday living simple & efficient.

The thoughtfully designed floor plan includes a separate wing w/ one of the four bedrooms & its own bathroom; ideal for multigenerational living or private guest quarters. The primary suite opens directly to the backyard through its own sliding doors, allowing for quiet mornings or sunset evenings immersed in nature.

Outdoors, the built-in BBQ and generous entertaining areas invite gatherings both large & small, while the surrounding trees provide filtered light & cool shade throughout the day. The driveway accommodates up to six vehicles, in addition to the 2 car garage. (note a basement below used for garden tools)

Perfectly situated near the prestigious Victoria Club, residents can enjoy golf, tennis, pickleball, swimming, fitness facilities, & a vibrant social events just moments from home.

This is not just a house; it's a story of craftsmanship, thoughtful design, & the timeless beauty of Riverside living.

Note: Outdoor fireplaces has been removed.

Built in 1956

## Essential Information

MLS® #	CV25191354
Price	\$879,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,160
Acres	0.37
Year Built	1956

Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Kimberly Olbrich
Listing Office	CENTURY 21 CITRUS REALTY INC

## Community Information

Address	1940 Arroyo Drive
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

## Amenities

Parking Spaces	8
Parking	Garage, Door-Multi, Driveway
# of Garages	2
Garages	Garage, Door-Multi, Driveway
View	Neighborhood, Trees/Woods
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Irregular Lot, Sloped Up
Roof	Composition
Construction	Stucco

## Interior

Interior	Wood, Carpet
Interior Features	All Bedrooms Down, Breakfast Area, Brick Walls, Ceiling Fan(s), Galley Kitchen, In-Law Floorplan, Jack and Jill Bath, Pantry, Separate/Formal Dining Room, Walk-In Pantry
Appliances	Dishwasher, Double Oven, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Living Room

# of Stories	1
Stories	One

## School Information

District	Riverside Unified
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## Additional Information

Date Listed	August 25th, 2025
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Days on Market	120
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Zoning	R1125
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Short Sale	N
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RE / Bank Owned	N
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