

# \$395,000 - 12172 Ailanthus Road, Phelan

MLS® #HD25152491

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## \$395,000

4 Bedroom, 3.00 Bathroom, 2,052 sqft

Residential on 2 Acres

N/A, Phelan,

Spacious 4-Bedroom Home with Panoramic Views on Over 2 Acres in Phelan

Welcome to 12172 Ailanthus St, a beautifully maintained property offering space, privacy, and stunning desert views—all just minutes from town and located in the highly desirable Snowline School District. This unique 4-bedroom, 3 full-bath home features a generous 2,052 sqft floor plan with a versatile layout perfect for extended family or visiting guests.

Situated on a fully fenced 98,881 sqft lot (over 2.27 acres), this property is ideal for outdoor living. It includes mature fruit trees, an area to create your own garden, and ample space for RV parking, off-road toys, or future expansion. The large front deck, stretching nearly the entire length of the home, is the perfect spot to take in the unforgettable sunrises and sunsets the High Desert is known for.

With its peaceful location just off a paved road and close to local amenities, this home offers the perfect blend of comfort, functionality, and rural charm.

Built in 2005

## Essential Information

MLS® #                      HD25152491

Price                        \$395,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,052
Acres	2.27
Year Built	2005
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Suzann Alvarez
Listing Office	Coldwell Banker Home Source

### Community Information

Address	12172 Ailanthus Road
Area	PHEL - Phelan
Subdivision	N/A
City	Phelan
County	San Bernardino
Zip Code	92371

### Amenities

Parking Spaces	2
# of Garages	2
View	Desert, Mountain(s)
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### School Information

District

Snowline Joint Unified

Additional Information

Date Listed	July 8th, 2025
Days on Market	12
Zoning	PH/RL
Short Sale	N
RE / Bank Owned	N

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