

# **\$67,500 - 45525 Highway 79 Lot 1, Aguanga**

MLS® #IG25159633

---

**\$67,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Aguanga,

PRICE IMPROVED!! Property is located just outside of Temecula and surrounded by wine country. With the ocean just over an hour away and opposite direction, Palm Springs - makes its location ideal for outdoor southern California living. Entering the resort presents as an Oasis and driving up to lot 1 you instantly see, feel and hear the difference this property offers. A sanctuary behind a wall of English Laurels with timeless charm, local artisan crafts, fountains and gardens. Incredible living spaces fill your soul with a true sense of resort living. After a short interview with the owners and asking one question; "what do you like most about this property," revealed the experience of living on lot #1 within Rancho California RV Resort. "Privacy, being on a large corner lot, convenient to the market, restaurant and pools, no errant golf balls, feels like an english garden and during summer months mature landscape cools temperatures to comfortable outdoor living,' the owners shared. You'll find two gazebos on this thoughtfully planned lot. Offering a covered kitchen equipped with an oven, sink, beverage cooler, lighting and custom tile work. Second gazebo complete with surrounding artisan crafts, fountains and dining table. Beyond the dining gazebo, a garden with native plants and enough room to plant all your favorites. Private seating beneath the American Flag is also a great space to enjoy. The resort itself spans well over four hundred acres with 5 pools, spas, pickleball, tennis



court, 14 hole executive golf course, market, two clubhouses, gym, fishing lake, dog park, propane station and the list goes on. Community is not age restricted and some items pictured may not transfer with sale.

### Essential Information

MLS® #	IG25159633
Price	\$67,500
Bathrooms	0.00
Acres	0.09
Type	Land
Status	Closed
Listing Agent	Bryan Forrest
Listing Office	Homesmart Realty

### Community Information

Address	45525 Highway 79 Lot 1
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
View	Park/Greenbelt

### Exterior

Lot Description	Corner Lot, Close to Clubhouse, Garden, Landscaped
-----------------	--

### Additional Information

Date Listed	July 14th, 2025
Days on Market	106
Zoning	RV Resort
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 1st, 2026 at 5:45am 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.