

# \$712,000 - 17180 Wood Road, Riverside

MLS® #IG25227157

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## \$712,000

3 Bedroom, 2.00 Bathroom, 1,561 sqft  
Residential on 1 Acres

N/A, Riverside,

Rare Opportunity with Endless Possibilities!  
This unique property sits on an expansive 30,000+ square-foot fully fenced lot and offers exceptional flexibility in use. Zoned to allow up to three horses and 12 female chickens, it's perfect for those seeking a semi-rural lifestyle with modern conveniences. You can also run a nursery business right from the property including a seasonal stand for up to six months a year to sell your trees, plants, and shrubs, operate by appointment only, or even run a wholesale nursery operation. The land is already thoughtfully divided by fencing, making it incredibly easy to live in the main home while operating a business on the separate portion of the lot. Even more exciting there's plenty of room to build a second home in the backyard! Whether you're dreaming of a 1,500 sq. ft. stick-built home, manufactured home, or mobile home, this property offers the space and zoning flexibility to make that dream a reality. The home on site is a beautifully updated single-story ranch offering just under 1,600 sq. ft. of comfortable living space. Inside, you'll find a modern kitchen, new flooring, fresh paint, stylish lighting, and upgraded doors and finishes throughout. With three spacious bedrooms, two full bathrooms, and a versatile bonus room that could serve as a fourth bedroom, office, or game room, this home adapts perfectly to your lifestyle. Step outside and relax under the large covered patio, ideal for shaded gatherings, weekend barbecues, or just



soaking in the wide open space. Whether you're looking to live, invest, expand, or operate a home-based business, this property is a rare find offering space, freedom, and opportunity in one of the area's most versatile settings.

Built in 1980

### **Essential Information**

MLS® #	IG25227157
Price	\$712,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,561
Acres	0.69
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Benjamin Rubalcava
Listing Office	Re/Max Partners

### **Community Information**

Address	17180 Wood Road
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92508

### **Amenities**

Parking Spaces	2
Parking	Driveway, Direct Access, Garage, Oversized, RV Access/Parking
# of Garages	2
Garages	Driveway, Direct Access, Garage, Oversized, RV Access/Parking
View	Neighborhood
Pool	None

## Exterior

Lot Description	Agricultural, Back Yard, Front Yard, Horse Property, Level
Roof	Shingle

## Interior

Interior	Laminate, Carpet
Interior Features	Breakfast Bar, Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Riverside Unified
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## Additional Information

Date Listed	September 27th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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