

# \$995,000 - 3240 Pachappa Hill, Riverside

MLS® #IV24163349

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## \$995,000

4 Bedroom, 3.00 Bathroom, 2,734 sqft  
Residential on 1 Acres

N/A, Riverside,

PACHAPPA HILL- Set on this incredible hilltop site in the heart of Riverside's Magnolia Center with sweeping unobstructed 270 degree views of Riverside to the north south and west! Believed to have been designed by Peter Weber of the Architecture firm of G. Stanley Wilson, this property was acquired by the current owners in 2006 after a decades long family ownership, and from there lovingly restored to its near original splendor! This one of a kind hillside villa affords a gracious lifestyle Possessing an eclectic style employing Rustic Spanish Rancho/Spanish Colonial style; each and every space possesses an incredible array of curated materials and details also utilized in Weber's own home and work done for the Historic Mission Inn. Motoring up the circular drive, the main living level is reached via a meandering re-claimed brick stairway; The energy of this house is immediately apparent upon entering the Great Room with its large hand-hewn beams, elaborate fireplace/hearth and warm clay tile floors; Passing through the brick arch you reach the center hall of the house from which one of the bedroom and baths is accessed; On through to the kitchen and dining room updated with period correct finishes and high-grade appliances. The Primary bedroom suite has direct access to one of the many patios surrounding the home; The lower-level is accessed by one of two separate exterior entrances and contains a guest room and study which could serve as a



4th bedroom, and half-bath as well as a large office/studio space, ideal as an ADU or home office space if desired; The grounds are developed with meandering paths, low-maintenance/water use landscaping and multiple outdoor entertaining spaces from which to enjoy the special environment of Pachappa Hill as well as the amazing views. Private and secluded and surrounded by dedicated open space ensuring the environment will always be special! A once in a lifetime opportunity to acquire a truly unique work of art and call it home!

Built in 1933

### **Essential Information**

MLS® #	IV24163349
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,734
Acres	0.74
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Mediterranean, Spanish
Status	Closed
Listing Agent	Brad Alewine
Listing Office	COMPASS

### **Community Information**

Address	3240 Pachappa Hill
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Available, Phone Connected, Water Connected
Parking Spaces	6
Parking	Circular Driveway, Concrete, Driveway, Driveway Up Slope From Street, Electric Gate, Off Site, Paved, RV Potential, Uncovered
Garages	Circular Driveway, Concrete, Driveway, Driveway Up Slope From Street, Electric Gate, Off Site, Paved, RV Potential, Uncovered
View	Neighborhood, City Lights, Hills, Mountain(s), Panoramic, Rocks
Pool	None
Security	Security Gate

## Exterior

Exterior	Stucco, Brick, Frame
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Rolling Slope, Sloped Up, Sprinkler System, Walkstreet, ZeroToOneUnitAcre
Roof	Composition, Shingle
Construction	Stucco, Brick, Frame
Foundation	Combination

## Interior

Interior	Tile
Interior Features	Walk-In Closet(s), Balcony, Bedroom on Main Level, Built-in Features, Cathedral Ceiling(s), Country Kitchen, Eat-in Kitchen, Granite Counters, Living Room Deck Attached, Main Level Primary, Open Floorplan, Primary Suite, Stone Counters, Sunken Living Room
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Electric Range, Exhaust Fan, Gas Range, Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Masonry
# of Stories	2
Stories	One, Two

## School Information

District	Riverside Unified
Elementary	Pachappa
Middle	Matthew Gage
High	Polytechnic

**Additional Information**

Date Listed	August 9th, 2024
Days on Market	273
Zoning	R1065
Short Sale	N
RE / Bank Owned	N

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