

\$1,199,999 - 16903 Hidden Valley Rd., Perris

MLS® #IV24209702

\$1,199,999

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 5 Acres

N/A, Perris,

CHECK OUT THE 360 VIEW TO GET A GREAT IDEA OF THIS UNIQUE PROPERTY LAYOUT Enjoy 5 acres of usable flat land surrounding an 1806+ sq ft home while utilizing the 6000 sq ft fully insulated steel shop/warehouse to enjoy the luxury of working from home. The home features many recent improvements: tile roof; windows & sliding doors; a/c ducting; heat pump style system w/attic mounted air handler unit & hi-tech air filtration; and roof underside hi-density spray foam attic insulation keeps the attic nearly as cool as the living space with the best protection from contamination and pests. The wireless security system includes 70 entry, motion, smoke, heat, & water leak sensors for the house & utility house. The 6000 sq ft shop/warehouse features an 18™ roof peak, 15™ eave height, 2"16" x 14" and 1-12" x 14" roll up doors; 2-man doors; hardwired remote monitored 15 sensor security system; smoke detectors; and a 20' long 4 post car lift. Other structures include an 18' by 36' steel building; 4 high cube 40' shipping containers for storage; a travel trailer converted to a restroom for use when working in the warehouse or outdoors; and a 9' by 12' utility/well house. You enter the property through a custom built 20' heavy duty steel security gate w/automatic opener controlled by cellphone, gate keypad, or gate phone. The property is fully fenced with plenty of outdoor lighting, security cameras, and an engineered storm drain



system. The water well system was upgraded in 2022. 35,000 sq ft of commercial grade 6" cement was added for parking and driveways. Secure bulk water storage & treatment system provides a 2 month back up water supply with carbon filtration and water softeners for the house and shop water. This property is also protected by battery back-up power for up to 14 hours for all outside lighting, gate opener, internet, PBX 4 line-10 extension phone system, closed circuit cameras, & back-up lighting in all buildings. The garage has been converted to an ADA capable bedroom/bathroom making the home a 4 bedroom/4 bathroom home, making it the perfect place to take care of loved ones.

Built in 1989

Essential Information

MLS® #	IV24209702
Price	\$1,199,999
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,806
Acres	5.00
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rebecca Moore
Listing Office	HOME ALLIANCE REAL ESTATE

Community Information

Address	16903 Hidden Valley Rd.
Area	232 - Gavilan Hills
Subdivision	N/A
City	Perris
County	Riverside

Zip Code 92570

Amenities

View Hills, Mountain(s), Panoramic, Canyon
Pool None

Exterior

Lot Description TwoToFiveUnitsAcre

Interior

Interior Features Primary Suite, Phone System, Workshop
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 1
Stories One

School Information

District Perris Union High

Additional Information

Date Listed November 15th, 2024
Days on Market 101
Short Sale N
RE / Bank Owned N

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