

# \$450,000 - 44174 State Highway 74, Hemet

MLS® #IV25022648

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,922 sqft

Residential on 0 Acres

N/A, Hemet,

This property offers two separate units, each with its own address and individual gas and electricity meters, situated on a spacious 18,295 sq. ft. lot. Perfect for multi-generational living or rental income, this property provides both flexibility and privacy for its occupants. The expansive lot features ample parking and offers endless potential for customization, including designing your ideal landscaping or adding additional features. Conveniently located near local amenities, shopping, and schools, this property is an excellent addition to your real estate portfolio or a fantastic option for owner-occupants seeking supplemental income.



Built in 1939

## Essential Information

MLS® #	IV25022648
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,922
Acres	0.42
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Leticia Arteaga

Listing Office RE/MAX TIME REALTY

## Community Information

Address 44174 State Highway 74  
Area SRCAR - Southwest Riverside County  
Subdivision N/A  
City Hemet  
County Riverside  
Zip Code 92544

## Amenities

View None  
Pool None

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Features All Bedrooms Down  
Heating Wall Furnace  
Cooling Wall/Window Unit(s)  
Fireplaces None  
# of Stories 1  
Stories One

## School Information

District Hemet Unified

## Additional Information

Date Listed January 14th, 2025  
Days on Market 2  
Zoning R-R  
Short Sale N  
RE / Bank Owned N

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