

\$549,999 - 28311 Vista Del Valle, Hemet

MLS® #IV25068174

\$549,999

0 Bedroom, 0.00 Bathroom,
Land on 5 Acres

N/A, Hemet,

For the true visionary, this is your "once-in-a-blue-moon" opportunity to transform this iconic ADOBE home into something extraordinary. Harkening back to a bygone era, spanning nearly 5 acres of land and nestled quietly in the gently rolling hills of north Hemet, you will be captivated by the endless possibilities. Practical in its design with a solid foundation and thick walls, the home's simplicity serves as a blank canvas ready for you to reimagine its potential.

What sets this property apart is its dual water supply: connected to the city's water system yet supplemented by a valuable, and coveted, self-sustaining well. The grounds are a true botanical haven, filled with an array of cacti and native plants that flourish in the desert climate. It's a sanctuary for nature lovers, where the landscape feels as much a part of the home as the handcrafted mud-brick fence accentuating the character of the property.

The home's thick adobe walls exude a sense of rich history and timelessness featuring a cozy living room anchored by a classic brick fireplace, a large open kitchen with an adjoining storage space or possible laundry room, and three bedrooms plus two bathrooms.

A refreshing cool blue pool adds a perfect touch to outdoor enjoyment, making it an ideal spot for relaxation or entertaining while taking in the amazing views of the surrounding hills. And the two-car garage provides ample parking for vehicles, There's plenty of open



space for RVs, boats, and more. On a whimsical note, the "olde" on-site shed is rumored to have been a studio for the "Marmaduke" author.

As you drive up the gentle incline to the property, you'll find mostly flat, usable land spread across several slightly graded levels. These subtle gradients add character to the landscape providing for versatile space whether it's creating gardens, orchards, outdoor living areas, home expansion, or additional structures. Each level offers a unique perspective of the property and the surrounding hills, enhancing the sense of openness and potential for customization while maintaining the natural beauty of the surrounding landscape. Plentiful well water and a large cistern provide for ample and economical agricultural possibilities. Note: Propane Unconnected, City Water & Ancillary Well Being Checked. Non-functioning Well The CAD floorplans and a list of the plants are available upon request.

Let your creativity inspire you, see it today!

Essential Information

MLS® #	IV25068174
Price	\$549,999
Bathrooms	0.00
Acres	4.89
Type	Land
Status	Closed
Listing Agent	Colleen Choisnet
Listing Office	Berkshire Hathaway HomeServices California Realty

Community Information

Address	28311 Vista Del Valle
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Hemet

County	Riverside
Zip Code	92544

Amenities

Utilities	Electricity Available, Propane, Sewer Available, See Remarks, Water Available, Water Connected
View	City Lights, Hills, Mountain(s), Neighborhood

Exterior

Lot Description	TwoToFiveUnitsAcre
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Additional Information

Date Listed	April 28th, 2025
Days on Market	12
Zoning	R-1-1
Short Sale	N
RE / Bank Owned	N

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