

# **\$725,000 - 2044 Fairview Avenue, Riverside**

MLS® #IV25092400

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## **\$725,000**

3 Bedroom, 2.00 Bathroom, 2,106 sqft  
Residential on 0 Acres

N/A, Riverside,

Located in the middle of Victoria Woods area of Riverside, situated slightly further back from the main street sits 2044 Fairview Avenue. The privacy allotted from the tree lined median makes this a wonderful corner lot pool home highlighted with a ample yard with many large shade trees on a park like street surrounded by homes that scream pride of ownership. This 3 bedroom 2 bath home with its unique lay out has multiple gathering areas that would be great for entertaining. Enter through the period correct front door to a wonderful entry way, flow through to the formal living room with fireplace and built in cabinets. Off the formal living room flow into the bright and nicely designed kitchen with skylight. Just off the kitchen is lovely seating area that could also be a dinning area... off this area is a large permitted bonus room that leads to the covered backyard patio, pool and side/back yard. Primary suite with full bath and has a unique placement away from the other 2 bedrooms and full bath for privacy. Home has ample parking along with two car attached garage. Home is very unique, with lots of potential in one of the best areas of Riverside and is a must see to truly appreciate. Home is in need of some updating and has been priced according and is to be sold as is, but schools nearby and the exclusivity you get get when you enter the neighborhood make it ALL worth it. Don't miss out schedule your showing today.



Built in 1963

## Essential Information

MLS® #	IV25092400
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,106
Acres	0.32
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matt Fillippelli
Listing Office	COAST AND COUNTRY REAL ESTATE

## Community Information

Address	2044 Fairview Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Driveway
# of Garages	2
Garages	Garage Faces Front, Garage, Driveway
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Roof	Composition
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Block Walls, Built-in Features
Appliances	Electric Oven, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Riverside Unified
High	Polytechnic

## Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	R1125
Short Sale	N
RE / Bank Owned	N

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