

# **\$559,000 - 40755 Lakeshore Boulevard, Aguanga**

MLS® #IV25112280

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## **\$559,000**

6 Bedroom, 4.00 Bathroom, 2,972 sqft  
Residential on 3 Acres

N/A, Aguanga,

Welcome to Elevated Living in the Prestigious Estates of Lake Riverside!

Perched at the top of one of Southern California's most exclusive gated communities, this beautiful 2.56 acre fully fenced property offers so much versatility, and a lifestyle second to none. Nestled in the highly sought-after Lake Riverside Estates, this private retreat includes not just one, but two beautiful properties on one expansive lot – perfect for multi-generational living or lucrative rental income. The main home is a manufactured home on a permanent foundation, featuring 3 spacious bedrooms, 2 full baths, a large family room with a cozy fireplace, a dedicated study/office, and a well-appointed kitchen. The master suite has a walk-in closet and a serene ensuite bathroom with dual sinks. The (completely private) 1100 sq ft guest house/studio ADU home attached to the ground offers an additional 3 bedrooms and 2 baths, a full kitchen with an oversized island, stunning skylights, its own oversized 2-car attached garage with tons of cabinets and space for workshop. Also has its own separate backyard space – ideal for extended family, guests, or tenants. Live in one, rent the other! Both homes showcase gorgeous panoramic views of the surrounding mountains and valley and lake, with durable and stylish vinyl flooring throughout. The property is outfitted with its own separate owned propane tanks, shared private well, and



septic system, making it a truly self-sufficient sanctuary.

Lake Riverside Estates is a dream for aviators and equestrians alike. Fly right into the community's private airstrip, with access just steps from your backyard. Horse lovers will appreciate the 50+ miles of riding and hiking trails, and there's ample space to accommodate your horses and gear.

Enjoy the community's unmatched amenities, including:

A 50-acre private lake for fishing, sailing, and electric boating

A lakefront clubhouse with a pool, spa, BBQ area, basketball court, swings, and picnic spaces

A tight-knit, friendly community that embraces both adventure and tranquility

Just 25 minutes from Temecula, offering wine country, dining, and shopping nearby

Whether you're a pilot, equestrian, nature lover, or savvy investor, this home is your gateway to the good life.

Welcome to your dream escape where luxury meets lifestyle.

Built in 1986

## Essential Information

MLS® #	IV25112280
Price	\$559,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,972

Acres	2.55
Year Built	1986
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Raynisha Brown
Listing Office	INTERSTATE REALTY

### Community Information

Address	40755 Lakeshore Boulevard
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

### Amenities

Amenities	Barbecue, Clubhouse, Horse Trails, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court, Trail(s)
Utilities	Electricity Available, Natural Gas Available, Phone Available, Propane, Water Connected
Parking Spaces	4
# of Garages	4
View	Lake, Mountain(s), Panoramic
Has Pool	Yes
Pool	Association

### Exterior

Lot Description	TwoToFiveUnitsAcre
Foundation	Permanent

### Interior

Interior	Vinyl
Interior Features	All Bedrooms Down, Balcony, Bedroom on Main Level, Ceiling Fan(s), Eat-in Kitchen, Main Level Primary, Walk-In Closet(s)
Appliances	Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Central, Floor Furnace, Propane
Cooling	Central Air
Fireplace	Yes

Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Hemet Unified
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### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	65
Zoning	R-1-2 1/2
Short Sale	N
RE / Bank Owned	N

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