

# **\$740,000 - 17648 Fan Palm Lane, Riverside**

MLS® #IV25162337

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## **\$740,000**

4 Bedroom, 2.00 Bathroom, 2,626 sqft  
Residential on 0 Acres

N/A, Riverside,

This lovely home in the popular gated community, Victoria Grove, has a great floor plan – all the bedrooms and bathrooms are on the main floor. The only room upstairs is a huge loft/bonus room. The attractive flooring at the entry and kitchen is natural stone (slate). The primary bedroom has a very spacious walk-in closet and an adjoining retreat. The tax records say that this is a four-bedroom home but one of the bedrooms is the primary suite retreat. This room could easily be converted to the fourth bedroom. Bedrooms, family room and loft have ceiling fans. There are two cozy gas log fireplaces (in the family room and the primary suite). The kitchen and bathroom counters are gorgeous leather-finish granite with solid pewter knobs on the cabinets and drawers in the kitchen and an almost new dishwasher. A new energy efficient AC condenser and evaporator was installed August, 2024. Other energy efficient features of the home are a whole house fan and solar panels with a battery. Solar payments are \$238 per month. The yard has a stone fire ring, including stone sitting area, raised stone patio area, BBQ, waterfall, and 3 fruit trees (orange, lime and grapefruit) and blackberry and raspberry bushes. The garage has epoxy floor and an attached wire overhead storage rack. The community amenities include: security patrols, swimming pool and hot tub, parks, several playgrounds, baseball field, sports court, and walking trails, Walking distance to award-winning Lake Mathews



Elementary School.

Built in 2003

### Essential Information

MLS® #	IV25162337
Price	\$740,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,626
Acres	0.22
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vicki Lynn Pedersen
Listing Office	VICKI L. PEDERSEN, BROKER

### Community Information

Address	17648 Fan Palm Lane
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92503

### Amenities

Amenities	Barbecue, Playground, Pool, Spa/Hot Tub, Outdoor Cooking Area, Picnic Area, Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Garage Faces Front, Garage, Door-Multi
# of Garages	3
Garages	Direct Access, Garage Faces Front, Garage, Door-Multi
View	None
Has Pool	Yes

Pool	In Ground, Association
Security	Gated Community, 24 Hour Security

## Exterior

Exterior	Stucco
Exterior Features	Fire Pit
Lot Description	Corner Lot, Sprinklers Timer, Sprinkler System
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Stone
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Granite Counters, Unfurnished
Appliances	Dishwasher, Gas Oven, Microwave, Gas Cooktop, SixBurnerStove
Heating	Central, Forced Air
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Riverside Unified
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## Additional Information

Date Listed	July 18th, 2025
Days on Market	8
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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