

\$409,000 - 14392 Merlot Court, Riverside

MLS® #IV25184239

\$409,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

N/A, Riverside,

Tucked away at the end of a quiet cul-de-sac in the sought-after Alessandro Heights neighborhood, this gorgeous 1.27-acre lot is ready and waiting for your dream home. Cross your very own private bridge and step into a setting surrounded by some of Riverside's most beautiful custom homes—where privacy meets stunning views.

The lot is already fully graded and build-ready, with utilities right at the street. Soil and percolation testing had been previously completed, and the seller is even including a full set of custom home plans if the buyer wants them. They've already been approved by the City and HOA once—just resubmit them for a quicker approval process if you'd like to use them.

In this neighborhood, homes are at least 3,500 sq ft, with most averaging around 5,863 sq ft, so you'll be in great company. Plus, you'll enjoy low property taxes and a super affordable \$45/month HOA fee.

Opportunities like this don't come around often in one of Riverside's most prestigious neighborhoods. Bring your vision, and let's make it a reality—come see it for yourself!



Essential Information

MLS® #	IV25184239
Price	\$409,000
Bathrooms	0.00
Acres	1.27
Type	Land
Status	Closed
Listing Agent	Josie Soto Sanchez
Listing Office	Tower Agency

Community Information

Address	14392 Merlot Court
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92508

Amenities

View	Hills, Mountain(s)
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Exterior

Lot Description	Cul-De-Sac
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Additional Information

Date Listed	August 6th, 2025
Days on Market	74
Zoning	RES ACG
Short Sale	N
RE / Bank Owned	N

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