

# **\$734,900 - 17874 El Mineral, Perris**

MLS® #IV25262542

**\$734,900**

3 Bedroom, 2.00 Bathroom, 1,771 sqft

Residential on 2 Acres

N/A, Perris,

Set on nearly 2 acres in the sought-after Gavilan Hills equestrian community, this single-story home offers an incredible opportunity to create your ideal country retreat. The 1,771 sq. ft. layout features vaulted ceilings and an open, airy floor plan that centers around a spacious great room, seamlessly connected to the kitchen for effortless everyday living and entertaining.

Three well-proportioned bedrooms and two full bathrooms sit opposite the common areas; offering privacy for the spaces. The property is ready for cosmetic updates, making it an excellent canvas for buyers who want to bring their vision of ranch living to life. Outside, the 1.87-acre parcel delivers the lifestyle opportunities Gavilan Hills is known for; open land, room for horses or other animals, and direct access to miles of riding and hiking trails. Residents can also enjoy use of the community equestrian center, located a short distance from the residence. With its blend of land, layout, location, and value this property offers exceptional potential for those seeking space, tranquility, and an authentic equestrian lifestyle.



Built in 1989

## **Essential Information**

MLS® # IV25262542

Price \$734,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,771
Acres	1.87
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Miles Turner
Listing Office	Tower Agency

## Community Information

Address	17874 El Mineral
Area	232 - Gavilan Hills
Subdivision	N/A
City	Perris
County	Riverside
Zip Code	92570

## Amenities

Amenities	Horse Trails, Trail(s)
Utilities	Cable Available, Electricity Connected, Propane, Water Connected
Parking Spaces	3
Parking	Garage, Direct Access, Door-Multi, Driveway, RV Access/Parking
# of Garages	3
Garages	Garage, Direct Access, Door-Multi, Driveway, RV Access/Parking
View	City Lights, Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Lot Description	Lot Over 40000 Sqft, Rectangular Lot, Sprinklers In Front, Sprinklers Timer
Windows	Blinds
Roof	Spanish Tile

## Interior

Interior	Concrete, Tile
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Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Cathedral Ceiling(s), Entrance Foyer, Granite Counters, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Free-Standing Range, Vented Exhaust Fan
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Other
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## Additional Information

Date Listed	December 5th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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