

# \$825,000 - 2953 Rockhill Way, Riverside

MLS® #OC25022649

**\$825,000**

2 Bedroom, 2.00 Bathroom, 2,182 sqft

Residential on 0 Acres

N/A, Riverside,

Step into this absolutely darling home with 2 ADUs, teeming with character and potential! The charming 2-bedroom, 2-bath main house, encompassing approximately 1,683 sq ft on a sprawling 10,890 sq ft lot, has ample space to be converted into a 3-bedroom. It features a master suite with an ensuite bath, a laundry room with ample storage located between the main house and ADUs, and a well-appointed kitchen with plenty of storage, a stainless range, and a dishwasher. The kitchen offers a delightful view of the lush backyard garden, brimming with wildflowers and greenery. Plus, the windows have been updated from the originals. Water heaters are approx. 1 yr. old and the electrical panel has been upgraded within approx. 3-4 yrs. HVAC - approx 5 yrs or less for main house, approx. 5 yrs for ADU's (they share one, main house has it's own). The roof is approx. 10 yrs old on main house, and 5 yrs on ADU. AGAIN... even though ADU's have their own water heater and HVAC, they are on the main house meter.

This gem also includes 2 rental units: a cozy Studio above the converted garage and a 1-bedroom in the garage. Both units have consistently provided rental income, making this property a fantastic investment opportunity. The downstairs unit boasts a private yard, while the upstairs unit offers a full patio, providing both spaces for outdoor dining and entertaining. See photo's that are labeled accordingly. There is no virtual tour available



for these out of respect for tenants. Note; the ADU's are connected to the main house and share utilities, but have a water heater & AC separate from main house (it's just not metered separately). They do not have separate meters.

Nestled in a prime location near UC Riverside, Victoria Club, and downtown shopping, this property offers both convenience and a sense of privacy. Meticulously cared for, this home retains the charm and character of its 1954 origins, blending classic features with modern comforts. Don't miss out on this unique and versatile property! Turnkey and move-in ready! Check out Virtual Tour!

Built in 1954

## Essential Information

MLS® #	OC25022649
Price	\$825,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,182
Acres	0.25
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Darlene Stinson
Listing Office	T.N.G. Real Estate Consultants

## Community Information

Address	2953 Rockhill Way
Area	252 - Riverside
Subdivision	N/A
City	Riverside

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Driveway, Asphalt
Garages	Driveway, Asphalt
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Asphalt
Construction	Stucco

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Galley Kitchen, Main Level Primary, Country Kitchen
Appliances	Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Riverside Unified
Elementary	Alcott
Middle	Gage
High	Polytechnic

## Additional Information

Date Listed	January 29th, 2025
Days on Market	4
Zoning	R1065
Short Sale	N

RE / Bank Owned N

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