

# **\$349,990 - 11991 Ailanthus Street, Phelan**

MLS® #OC25120129

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## **\$349,990**

3 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 3 Acres

N/A, Phelan,

Experience the freedom of wide-open space with this beautiful 3-bedroom, 2-bath manufactured home on its own 2.5-acre lot in peaceful Phelan, California. Surrounded by breathtaking desert views, this property offers the perfect combination of comfort, privacy, and outdoor adventure. Inside, the home features a practical and inviting layout ideal for daily living and entertaining. Recent upgrades include a brand new Title 24-compliant cool roof, seamless gutters with four downspouts, new flooring, and a replaced septic system and HVAC in 2022. The home is permanently affixed to the land, and the zoning allows for two additional 1,200 sq. ft. structures, offering exciting potential for expansion. Step outside to enjoy your expansive backyard, perfect for hiking, horseback riding, or ATV riding—right from your own property. The entire lot is enclosed with chain-link fencing and includes a versatile shed, ideal for extra storage or a workshop. Set in a quiet rural location yet within easy reach of schools, shopping, and local amenities, this home is a rare opportunity to embrace the high desert lifestyle. Whether you're looking for a peaceful retreat, space to grow, or a base for outdoor recreation, this property delivers it all. Don't miss your chance to own a slice of Phelan paradise—schedule your private showing today!



Built in 1996

## Essential Information

MLS® #	OC25120129
Price	\$349,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	2.50
Year Built	1996
Type	Residential
Sub-Type	Manufactured On Land
Style	Modern
Status	Closed
Listing Agent	Daniel Stamps
Listing Office	PPF Realty

## Community Information

Address	11991 Ailanthus Street
Area	PHEL - Phelan
Subdivision	N/A
City	Phelan
County	San Bernardino
Zip Code	92371

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Parking	Unpaved
Garages	Unpaved
View	Mountain(s), Desert
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	TwoToFiveUnitsAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Bedroom on Main Level, Main Level Primary, Laminate Counters
Appliances	Dishwasher, Propane Cooktop, Propane Oven, Propane Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Snowline Joint Unified
High	Serrano

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	5
Zoning	PH/RL
Short Sale	N
RE / Bank Owned	N

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