

# **\$639,850 - 12284 Sandy Creek, Riverside**

MLS® #OC25254872

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## **\$639,850**

3 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0 Acres

N/A, Riverside,

Tucked into Riverside's sought-after Lake Hills community, this move-in ready 3 bed / 2.5 bath home blends comfort, function, and a great location. A light-filled living and family room flow around a cozy fireplace, opening to a generous 7,405 sq ft lot—plenty of space for play, pets, and effortless outdoor entertaining. The kitchen anchors the main level, while all bedrooms are upstairs for privacy. You'll appreciate central heat & A/C, indoor laundry (in garage), and an attached 2-car garage.

Lake Hills offers the neighborhood feel buyers want: sidewalks and street lighting for evening strolls, plus community parks/tot lots, BBQ & picnic areas, and open green spaces—all with low monthly HOA of \$109. Weekends are easy with miles of nearby paths: explore Riverwalk Parkway and area trails, or head to Galleria at Tyler for shopping, dining, and entertainment. Everyday convenience is close by—La Sierra University and Kaiser Riverside Medical Center are a short drive, with schools and services in every direction.

This is the smart, low-maintenance home that lives larger than its 1,501 sq ft—with room to gather, room to grow, and a community that supports an active lifestyle. Don't miss your chance to make Lake Hills home—call, tour, and fall in love.

Built in 1991



## Essential Information

MLS® #	OC25254872
Price	\$639,850
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.17
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Trelles
Listing Office	Real Broker

## Community Information

Address	12284 Sandy Creek
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92503

## Amenities

Amenities	Dog Park, Management, Barbecue, Playground, Outdoor Cooking Area, Picnic Area, Security
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete
# of Garages	2
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Garden, Lawn, Landscaped
Windows	Blinds

Roof	Asbestos Shingle
Foundation	Slab, Concrete Perimeter

## Interior

Interior Features	High Ceilings, Pantry, All Bedrooms Up, Beamed Ceilings
Appliances	Microwave
Heating	Central
Cooling	Central Air, Electric, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	2
Stories	Two

## School Information

District	Riverside Unified
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## Additional Information

Date Listed	November 3rd, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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