

# \$1,225,000 - 17529 Burl Hollow Drive, Riverside

MLS® #PW25014076

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## \$1,225,000

5 Bedroom, 5.00 Bathroom, 4,321 sqft  
Residential on 2 Acres

N/A, Riverside,

For those who crave space, privacy, and the freedom to expand, welcome to your next chapter in the exclusive Bridle Creek community of Mockingbird Canyon. This 1.6+ acre estate offers a rare blend of modern luxury and future potential—with essential groundwork already in place to build the guest house you've been dreaming of. A second septic tank has been installed and architectural plans have been drawn—making it incredibly easy to add a detached guest home, whether for multigenerational living, income potential, or a private retreat for visitors. In an area where guest homes are in high demand, this property stands ready to deliver on day one. Set behind an automated wrought-iron gate and bordered by over 100 California privet trees, this estate feels like your own personal sanctuary. A wide circular driveway leads to a beautifully maintained home surrounded by mature fruit trees—plum, lemon, fig, and avocado—and natural rock landscaping that enhances its organic elegance. Step inside to 20-foot ceilings, neutral tones, and wide-plank luxury vinyl floors flowing through a light-filled open layout. The family room features a custom entertainment center and gas fireplace, and it connects effortlessly to the chef's kitchen—complete with granite counters, six-burner stove, dual ovens, stainless appliances, and a butler's pantry with a full fridge, freezer, and custom shelving. The spacious master suite includes its own



fireplace, a spa-inspired ensuite with jetted tub, dual vanities, and walk-in shower. A private 300-square-foot guest suite offers a built-in dry bar, full bath, and French doors opening to a patio—perfect for in-laws, guests, or a short-term rental.

The heart of the home surrounds a cozy courtyard with a gas/wood fireplace—ideal for evening gatherings or peaceful mornings. Step outside, and you're greeted with over an acre of unspoiled backyard—a true blank canvas. Whether your vision includes a pool, sport court, orchard, workshop, or additional structures, there's room to bring it all to life here. Located just minutes from Downtown Riverside, equestrian trails, top-rated schools, and shopping, this is more than a property—it's a lifestyle designed for those who need space to breathe, build, and belong.

Built in 2008

## Essential Information

MLS® #	PW25014076
Price	\$1,225,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,321
Acres	1.64
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Frank Del Rio
Listing Office	eXp Realty of California Inc

## Community Information

Address	17529 Burl Hollow Drive
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92504

## Amenities

Amenities	Horse Trails
Parking Spaces	3
Parking	Garage, Circular Driveway, Direct Access, Driveway, Gated, Oversized, RV Access/Parking
# of Garages	3
Garages	Garage, Circular Driveway, Direct Access, Driveway, Gated, Oversized, RV Access/Parking
View	City Lights, Hills, Mountain(s), Neighborhood
Pool	None

## Exterior

Exterior	Copper Plumbing, Stucco
Lot Description	Near Park, Back Yard, Corner Lot, Desert Back, Desert Front, Horse Property, Lot Over 40000 Sqft, Sprinklers In Rear, Sprinklers Timer, Value In Land, ZeroToOneUnitAcre
Windows	Blinds, Custom Covering(s), Double Pane Windows
Roof	Tile
Construction	Copper Plumbing, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood, Tile, Vinyl
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Entrance Foyer, Granite Counters, High Ceilings, Jack and Jill Bath, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Walk-In Pantry, Wired for Sound
Appliances	Dishwasher, Double Oven, Microwave, Refrigerator, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Outside

# of Stories	1
Stories	One

### **School Information**

District	Riverside Unified
Elementary	Woodcrest
High	Martin Luther King

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	126
Zoning	R-A-1
Short Sale	N
RE / Bank Owned	N

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