

\$450,000 - 20688 Telford Ave, Perris

MLS® #PW25082706

\$450,000

6 Bedroom, 4.00 Bathroom, 2,268 sqft
Residential on 2 Acres

N/A, Perris,

Horse Property on 1.74 Acres â€“ Two Homes,
Investment Potential!

Rare opportunity to own a versatile horse property on nearly 2 flat, usable acres (75,794 sq ft) in Riverside County, zoned W-2 â€“ ideal for rural living with potential for agricultural or specialty uses.

This fully fenced lot includes two manufactured homes, each with its own private entrance and septic system:

Front Home:

1972 double-wide mobile on permanent foundation

Approx. 1,344 sq ft, 2 bedrooms / 2 bathrooms

Includes a detached office and multiple storage bins

Back Home:

1989 single-wide mobile

Approx. 924 sq ft, 2 bedrooms / 1 bathroom

Needs separate Edison meter

The property offers wide open space, ideal for horse keeping, trailers, tractors, RVs, or other large equipment. Zoned W-2, which allows



one-family dwellings and light agricultural uses, with additional possibilities (such as guest ranches, educational facilities, country clubs, or churches) available through Plot Plan approval.

Sold As-Is â€” a perfect opportunity for investors, multi-generational living, or buyers seeking space and flexibility.

Buyers are strongly encouraged to independently verify all details of the property to satisfy themselves.

Built in 1972

Essential Information

MLS® #	PW25082706
Price	\$450,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,268
Acres	1.74
Year Built	1972
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Jessica Francia
Listing Office	Vylla Home, Inc.

Community Information

Address	20688 Telford Ave
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Perris
County	Riverside
Zip Code	92570

Amenities

Utilities	Electricity Connected
Parking	Driveway, Driveway Level
Garages	Driveway, Driveway Level
View	Neighborhood, Hills
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Perris Union High
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Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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