

\$275,000 - 34798 Lyn Avenue, Hemet

MLS® #PW25153180

\$275,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft
Residential on 0 Acres

N/A, Hemet,

Welcome to 34798 Lyn Ave. A double-wide home tucked off in a quiet community. This is a Probate sale that does not need a court confirmation. This manufactured home sits on its own land with no park or land fees, that's right, no HOA! It also has a 433A recorded. What a fantastic investment opportunity or first home. **PRICED TO SELL!**

Bring your ideas, style, and don't forget the tools, and turn this into your home!

This home boasts a roomy 2-bedroom 2-bath. The living and dining areas flow into an ideal space for entertaining or enjoying quiet evenings at home.

Enjoy the convenience of an in-home laundry area. Outside, you'll find a long covered carport, a private patio area offering protection from the elements, and easy access to your home. In addition, one of its charms is that it's located right in the path of a stunning view of the mountains and valley as you look out the windows or perhaps stand in the front yard. This home provides you not only a place to live, but a lifestyle of relaxation. This home is priced to sell with a **MOTIVATED SELLER!** We've priced it accordingly, considering the TLC needed and upgrades. The home was inherited, and the **SELLER HAS NEVER OCCUPIED IT AND HAS NO KNOWLEDGE OF ITS CONDITION.** This is an AS-IS sale; buyers do their due diligence. It's priced well below the others in the area, all



over 300k. Please contact the agent for showings.

Built in 1982

Essential Information

| | |
|----------------|----------------------|
| MLS® # | PW25153180 |
| Price | \$275,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,248 |
| Acres | 0.18 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Manufactured On Land |
| Status | Closed |
| Listing Agent | Marlow Wilkerson |
| Listing Office | Elite Homes Realty |

Community Information

| | |
|-------------|------------------------------------|
| Address | 34798 Lyn Avenue |
| Area | SRCAR - Southwest Riverside County |
| Subdivision | N/A |
| City | Hemet |
| County | Riverside |
| Zip Code | 92545 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Sewer Connected, Water Connected |
| Parking | Carport |
| Garages | Carport |
| View | Mountain(s), Valley |
| Pool | None |
| Security | Smoke Detector(s) |

Exterior

| | |
|-------------------|-----------------|
| Exterior | Aluminum Siding |
| Exterior Features | Awning(s) |

| | |
|-----------------|---------------------------------|
| Lot Description | ZeroToOneUnitAcre, Desert Front |
| Windows | Bay Window(s) |
| Roof | Asphalt |
| Construction | Aluminum Siding |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Carpet |
| Interior Features | Separate/Formal Dining Room, High Ceilings, All Bedrooms Down |
| Appliances | Gas Range |
| Heating | Central |
| Cooling | Central Air, Gas |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|----------|---------------|
| District | Hemet Unified |
|----------|---------------|

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 10 |
| Zoning | R-T |
| Short Sale | N |
| RE / Bank Owned | N |

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