

# \$85,000 - 45525 Highway 79, Site 197, Aguanga

MLS® #SW23147427

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**\$85,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Aguanga,

197 is a very pristine, private property that sits towards the top of a very quiet street. There are no RVs behind the site. The white fence running across the green belt at the back is nestled against a low hillside. Golf cart parking is off the main driveway.

A light pedestal next to this spot is designed to hold the cart charger. A lush lawn separates the cart parking from the perfect outdoor living area. The "L" shaped custom aluma wood shade structure covers the outdoor lounge, the dining section and kitchen. Overhead lighting and ceiling fan in the lounge & back splash lighting in the kitchen are great features. A number of Sun shades can be raised or lowered to create privacy or control the inside temperature.

The dining area looks out to the back of the site. The dining table sits next to the kitchen bar complete with bar stools. The kitchen boasts of good counter space. You will find back splash and overhead cafe lighting, a large sink with hot water, a free standing tall fridge, a dishwasher and good storage. Additional storage is in the built in cabinet in the lounge area.



## Essential Information

MLS® #	SW23147427
Price	\$85,000
Bathrooms	0.00

Acres	0.10
Type	Land
Status	Closed
Listing Agent	Kimberly Baca
Listing Office	Fairway Associates

### **Community Information**

Address	45525 Highway 79, Site 197
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

### **Amenities**

Utilities	Electricity Available, Propane, Water Available
View	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Additional Information**

Date Listed	August 5th, 2023
Days on Market	730
Zoning	rV RESORT
Short Sale	N
RE / Bank Owned	N

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