

# **\$649,000 - 35156 Hobbiton Road, Hemet**

MLS® #SW24178525

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## **\$649,000**

3 Bedroom, 2.00 Bathroom, 2,016 sqft  
Residential on 10 Acres

N/A, Hemet,

VA ASSUMABLE LOAN AT 3.88% NO NEED TO BE VA ELIGIBLE. AMAZING PRICE IMPROVEMENT!!! Welcome to Villa Hermosa Farm—a breathtaking 9.5+ acre fully fenced property offering stunning views, a thriving fruit orchard, a vineyard, and an olive grove. The property boasts over 250 grapevines, 100+ olive trees, and various fruit trees, all meticulously irrigated by a private well along with 2 5000 Gallon water tanks. A seasonal stream adds to the enjoyment of this beautiful property.

The 2005 manufactured home is the perfect blend of comfort and style. Spanning a generous 2,016 square feet, the home features two spacious bedrooms and a luxurious primary suite. The expansive family room, complete with a custom-tiled fireplace, is framed by windows that offer unparalleled views of the surrounding landscape.

The galley kitchen is both functional and stylish, offering ample cupboard space, a cozy breakfast nook, and recessed lighting. Step outside to enjoy the back patio, shaded by an alumawood cover, perfect for relaxing and taking in the peaceful surroundings. A FULLY FENCED property is ideal for children and pets.

Two large metal outbuildings provide the space and flexibility to manage the property effectively. With a detached metal garage, you



can easily store your RV, ensuring it's protected and ready for your next adventure.

The possibilities at Villa Hermosa Farm are truly endless. Whether you dream of producing your own wine, harvesting olives, raising horses, or even adding a pool, this property offers a unique opportunity to live the lifestyle you've always desired.

Built in 2005

**Essential Information**

MLS® #	SW24178525
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,016
Acres	9.51
Year Built	2005
Type	Residential
Sub-Type	Manufactured On Land
Style	Ranch
Status	Closed
Listing Agent	Brian Way
Listing Office	Coldwell Banker Realty

**Community Information**

Address	35156 Hobbiton Road
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Hemet
County	Riverside
Zip Code	92544

**Amenities**

Utilities	Propane
Parking	Electric Gate, Gravel, RV Access/Parking, RV Covered

Garages	Electric Gate, Gravel, RV Access/Parking, RV Covered
View	Hills, Mountain(s), Panoramic, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Agricultural, Drip Irrigation/Bubblers, Lot Over 40000 Sqft, Orchard(s), Sprinklers Timer
Roof	Asphalt
Foundation	Pillar/Post/Pier

## Interior

Interior	Tile
Interior Features	All Bedrooms Down, Breakfast Area, Ceiling Fan(s), Ceramic Counters, Main Level Primary, Primary Suite, Separate/Formal Dining Room, Utility Room
Appliances	Dishwasher, Disposal, Dryer, Microwave, Propane Oven, Propane Range, Range Hood, Refrigerator, Washer
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	August 27th, 2024
Days on Market	325
Zoning	R-R
Short Sale	N
RE / Bank Owned	N

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