# \$65,000 - 576 Derby Way, Aguanga

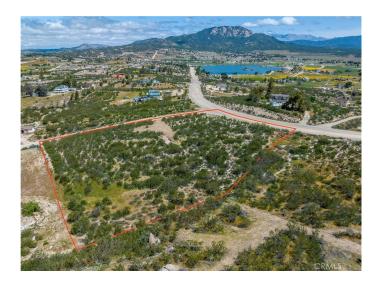
MLS® #SW24206725

### \$65,000

0 Bedroom, 0.00 Bathroom, Land on 3 Acres

N/A, Aguanga,

This is a wonderfully usable and conveniently located oversized lot inside private Lake Riverside Estates. Just waiting for you to build your future country retreat, this parcel offers an amazingly flat potential building site nestled between the red shank and scrub oak, allowing for fantastic privacy. With its spacious 3.19 acres, this land has plenty of space for whatever you're planning, all while being only a minute from the gates of the community and just 25 minutes from the conveniences of Temecula. With great mountain views to the north and expansive westerly views of the valley, you'II always have a pleasant vista to look toward. Don't forget to enjoy all the amenities that Lake Riverside Estates has to offer including 55-acre fishing lake, 3,500' paved airstrip, equestrian center, pool, picnic cabanas, playgrounds, sports courts, trail heads, maintained roads, private security, and gated entry. Drive on out today and begin planning your future home and start getting acquainted with country living.



### **Essential Information**

MLS® # SW24206725

Price \$65,000

Bathrooms 0.00
Acres 3.19
Type Land
Status Closed

Listing Agent William Kohl

Listing Office DCH Real Estate

## **Community Information**

Address 576 Derby Way

Area SRCAR - Southwest Riverside County

Subdivision N/A

City Aguanga
County Riverside
Zip Code 92536

### **Amenities**

Utilities Sewer Not Available

View Mountain(s), City Lights, Hills, Rocks, Valley

Waterfront Lake, Lake Privileges

### **Exterior**

Lot Description Corner Lot, Gentle Sloping, Horse Property, Rocks, Secluded, Value In Land

### **Additional Information**

Date Listed October 4th, 2024

Days on Market 60

Zoning R-1-2 1/2

Short Sale N

RE / Bank Owned N

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