

\$799,900 - 38752 Ruth Road, Hemet

MLS® #SW24241721

\$799,900

3 Bedroom, 3.00 Bathroom, 3,149 sqft

Residential on 6 Acres

N/A, Hemet,

THIS IS NOW AN AMAZING PRICE for this exceptional EQUESTRIAN PROPERTY located on 6.1 USABLE ACRES near the edge of Temecula's Wine Country (in the Sage area)!! Located within riding distance of several horse training and breeding ranches, this property is perfect for the serious equestrian. You can literally ride right off of the property onto miles & miles of trails and dirt side roads, while enjoying the gorgeous views, serenity and scenery. The Sellers indicate that the residence is 3149 sq ft, and it features three Bedrooms (could easily be four), a huge Primary Retreat, an Office/Den (could be converted into the 4th bedroom), a Great Room and Family Room, and a separate Formal Dining Room. The home also has granite counters throughout the kitchen and baths, and the main areas of the home feature wood-grained ceramic tile flooring. Most of the interior of the home was just recently painted, as was much of the exterior. The large kitchen is perfect for the serious chef, and features a beautiful new stove that was just purchased approximately three months ago. With tons of cabinets & counter space, entertaining family & friends is a breeze. The garage was originally a 3-car garage option, but the Sellers opted to put in French Doors and now use that third car area for storage. It would not be difficult to replace the French doors with a single garage door for someone who needed the extra parking room. The immediate area closest to the home (approximately 3 acres) is



completely fenced and gated to keep those pets under control, and as far as equestrian amenities, there is a tack room, four shelters and pipe corrals for turn out pens, and a 130X60 arena, that can be expanded, if desired. There is also a chicken coop for daily fresh eggs! This property is on a well that just had a brand new pump installed, and when last checked, the well was producing 38 gpm. There is also a 5000 gallon holding tank, and two larger tanks for fire department use. If you are looking for a serious equestrian property with endless possibilities on a nice flat 6.1 acre +/- parcel, this is the one for you. With no HOA, and extremely low property taxes (Special Assessments of approximately \$11 per year), this property will hopefully check all of your boxes. This home is connected to solar, and the Buyers are to assume the Solar Lease from SunRun, which is currently \$315 per month. Some of the attached photos have been "Virtually Staged" in order to show the possibilities.

Built in 2008

Essential Information

MLS® #	SW24241721
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,149
Acres	6.11
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Gregory Allen

Listing Office Century 21 Masters

Community Information

Address 38752 Ruth Road
Area SRCAR - Southwest Riverside County
Subdivision N/A
City Hemet
County Riverside
Zip Code 92544

Amenities

Utilities Electricity Connected, Propane, Water Connected
Parking Spaces 15
Parking Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Side, Gravel
of Garages 3
Garages Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Faces Side, Gravel
View Hills, Mountain(s), Valley
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco
Lot Description Horse Property, Ranch, Rectangular Lot, ZeroToOneUnitAcre
Windows Blinds, Double Pane Windows
Roof Spanish Tile
Construction Stucco
Foundation Raised

Interior

Interior Carpet, Tile
Interior Features All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Coffered Ceiling(s), Granite Counters, High Ceilings, Main Level Primary, Open Floorplan, Primary Suite, Separate/Formal Dining Room
Appliances Dishwasher, Microwave, Propane Oven, Propane Range, Tankless Water Heater
Heating Central, Solar
Cooling Central Air, Dual
Fireplace Yes

Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Hemet Unified
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Additional Information

Date Listed	November 29th, 2024
Days on Market	194
Zoning	R-A-5
Short Sale	N
RE / Bank Owned	N

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