

# **\$799,900 - 38752 Ruth Road, Hemet**

MLS® #SW24241721

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## **\$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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