

# \$425,000 - 42553 Rolling Hills Drive, Aguanga

MLS® #SW24254992

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 3 Acres

N/A, Aguanga,

Such a beautiful Lake Riverside Estates newer (2018) home on a gorgeous parcel, ready for horses!! This clean home is well maintained, installed on a permanent foundation and offers 2.68 acres of lovely usable land with a great private well (no water bill and the well pump was just replaced in March 2024). Enjoy fabulous long mountain views of the Palomar Mountain range and westward clear sky sunsets from this beautiful location. The home is in great condition with an open floor plan, lots of great light coming through, and spacious primary bedroom (located on opposite side of the home from the other 2 bedrooms and full bath). Refrigerator, washer and dryer included. There is a wonderful custom built rear covered patio deck with enclosed/fenced yard area, trees and sheds. This property is horse ready with spacious corral fencing already in place with walk in cover/shelters, a Tuff Shed tack room and covered feed area. Lots of room for a round pen or further improvements (workshop/garage) and direct trail access from the property. Miles of riding throughout the community or the adjacent National Forest and BLM trails. There is a 50-amp RV hookup with parking and additional storage sheds. The Lake Riverside Estates community is a historic Equestrian and Aviation community offering a community arena, round pen, and trails, a 3600ft private lighted airstrip, sports courts, fishing lake (catch and release), picnic areas and so much more. There is a Cal Fire station



located within the community. The roads are HOA maintained, the skies are blue and the shopping nearby in Temecula. Must see to take it all in. Great pricing to enter the community.

Built in 2018

## Essential Information

MLS® #	SW24254992
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	2.68
Year Built	2018
Type	Residential
Sub-Type	Manufactured On Land
Style	Ranch
Status	Closed
Listing Agent	Denice Hickethier
Listing Office	HomeQuest Advantage Properties

## Community Information

Address	42553 Rolling Hills Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

## Amenities

Amenities	Sport Court, Meeting Room, Management, Outdoor Cooking Area, Picnic Area, Playground, Security, Trail(s), Dock, Horse Trails
Utilities	Electricity Connected, Propane
Parking	Driveway, RV Hook-Ups, Uncovered
Garages	Driveway, RV Hook-Ups, Uncovered
View	Mountain(s), Panoramic, Valley

Has Pool	Yes
Pool	Association, In Ground
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Fire Sprinkler System

## Exterior

Lot Description	Horse Property, Yard
Windows	Blinds, Double Pane Windows
Roof	Composition
Foundation	Permanent

## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Propane Oven, Propane Range, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Propane Cooktop, Propane Water Heater
Heating	Central, Propane
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	December 29th, 2024
Days on Market	8
Zoning	R-1-2 1/2
Short Sale	N
RE / Bank Owned	N

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