

\$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

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|-------------|------------------------------------|
| 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

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| District | Hemet Unified |
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Additional Information

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|-----------------|---------------------|
| 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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