

\$414,000 - 40240 Brook Trails Way, Aguanga

MLS® #SW25029845

\$414,000

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 3 Acres

N/A, Aguanga,

Panoramic views in gated Lake Riverside Estates. This optionally* furnished 2 bed 2 bath home sits on 2.65 acres of very usable fenced land, cleared of all brush and has spectacular mountain views and a view of Lake Riverside. The home has an open concept with beamed ceilings, an abundance of natural light, large primary bedroom. The home is on a low profile permanent foundation. There are many updates and upgrades including new roof, updated windows, water resistant laminate flooring, updated bathrooms, full remodel of kitchen including quartz counters, stainless steel appliances, shaker cabinets along with updated electrical and plumbing fixtures. There is also a spacious pantry. You will love the large covered front porch to sit and behold the beautiful, peaceful views. The lot is a blank slate and has many options including keeping it low maintenance or adding landscaping of your choice or horse amenities, animal enclosures, shop, ADU etc. There is a detached 2 car garage for your vehicles and storage. Lake Riverside Estates is a historic equestrian and aviation community and a wonderful place to live. The community is nestled in the foothills of The San Jacinto Mountains the private community sits at 3500 ft elevation for mild 4 season weather and is located just 30 minutes from the City of Temecula. HOA amenities include stocked lake with picnic areas and playground, pool, community building, private 3600 foot private



airstrip, community equestrian facility, maintained roads and gated community. ****Check out the virtual tour with video and 3d floorplan****

Built in 1985

Essential Information

MLS® #	SW25029845
Price	\$414,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	2.65
Year Built	1985
Type	Residential
Sub-Type	Manufactured On Land
Style	Ranch
Status	Closed
Listing Agent	Justin Caudillo
Listing Office	HomeSmart Realty West

Community Information

Address	40240 Brook Trails Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

Amenities

Amenities	Barbecue, Dock, Fire Pit, Horse Trails, Outdoor Cooking Area, Picnic Area, Playground, Pool
Utilities	Electricity Available, Propane
Parking Spaces	2
# of Garages	2
View	Mountain(s), Lake
Has Pool	Yes

Pool Association

Exterior

Exterior	Wood Siding
Lot Description	Horse Property, Lot Over 40000 Sqft
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Wood Siding
Foundation	Permanent

Interior

Interior	Laminate
Interior Features	Bedroom on Main Level, Built-in Features, Galley Kitchen, Main Level Primary
Appliances	Propane Oven, Propane Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Hemet Unified
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Additional Information

Date Listed	February 10th, 2025
Days on Market	147
Zoning	R-1-2 1/2
Short Sale	N
RE / Bank Owned	N

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