

# \$200,000 - 33426 Catlin Avenue, Hemet

MLS® #SW25052896

**\$200,000**

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 0 Acres

N/A, Hemet,

Affordable Fixer-Upper with ADU Potential!

Opportunity knocks with this 2-bedroom, 1-bath mobile home on a prime corner lot! Featuring a detached 1-car garage with an existing bathroom, this space offers excellent ADU conversion potential for additional living or rental income. The home itself is a fixer-upper, ready for your vision and creativity. Enjoy a large front screened porch, fenced yard, low taxes, no space rent, and no HOA!!

Conveniently located just north of the town center of Winchester and also minutes from the growing amenities on Domenigoni Pkwy, making it an ideal investment or starter home. Don't miss this chance to create something special—schedule a showing today!

Built in 1969

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | SW25052896 |
| Price          | \$200,000  |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 800        |
| Acres          | 0.17       |
| Year Built     | 1969       |



|                |                       |
|----------------|-----------------------|
| Type           | Residential           |
| Sub-Type       | Manufactured On Land  |
| Status         | Closed                |
| Listing Agent  | Adavid Broden         |
| Listing Office | Century 21 Affiliated |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 33426 Catlin Avenue                |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Hemet                              |
| County      | Riverside                          |
| Zip Code    | 92545                              |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Overhead Utilities |
| Parking Spaces | 1  |
| Parking        | Driveway, Garage   |
| # of Garages   | 1  |
| Garages        | Driveway, Garage   |
| View           | Mountain(s), Neighborhood  |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s)  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Aluminum Siding                          |
| Exterior Features | Lighting                                 |
| Lot Description   | Back Yard, Front Yard, Level, Corner Lot |
| Windows           | Screens                                  |
| Roof              | Asphalt, Other                           |
| Construction      | Aluminum Siding                          |
| Foundation        | Pier Jacks, Raised                       |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Laminate, Tile   |
| Interior Features | Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Walk-In Closet(s), Galley Kitchen |
| Appliances        | Gas Cooktop, Gas Oven, Gas Water Heater, Refrigerator, Range Hood, Dryer,  |

|              |                       |
|--------------|-----------------------|
|              | Washer, Exhaust Fan   |
| Heating      | Central, Natural Gas  |
| Cooling      | Central Air, Electric |
| Fireplaces   | None                  |
| # of Stories | 1                     |
| Stories      | One                   |

## School Information

|          |               |
|----------|---------------|
| District | Hemet Unified |
|----------|---------------|

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | March 7th, 2025 |
| Days on Market  | 11              |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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