

# \$119,000 - 1295 S Cawston Avenue # 6, Hemet

MLS® #SW25067117

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## \$119,000

1 Bedroom, 1.00 Bathroom, 700 sqft  
Residential on 0 Acres

N/A, Hemet,

PRICE REDUCED! OWN YOUR LAND!  
LARGE "A" LOT! MOVE IN READY! Be the King & Queen of your CASTLE! Fully furnished, just bring your toothbrush. Located in the desirable Mt Shadows RV Resort 55+ gated senior community. Featuring 1 Bedroom, 1 Bathroom, full-length grandfathered-in California room, a covered carport and large detached storage shed. Shows beautifully with vaulted ceiling, two ceiling fans and laminated wood flooring throughout. New energy efficient, freestanding HVAC providing heat & air. Kitchen has a freestanding range, built-in microwave and newer refrigerator and is fully equipped with cookware. Master bedroom and hallway have mirrored doors. Bedroom also has doors to bathroom, backyard and patio. Bathroom has shower/tub combo, newer toilet and extra storage cabinets. The California patio room has front, side and back entrances and could easily be used as second bedroom or living space. The backyard has a nice stucco wall and vinyl lattice side fencing. Great for entertaining with a back porch view of the sunset. Two orange trees to enjoy in season. The concrete pad runs under the park model. The roof was redone in 2020. GREAT LOCATION near the main clubhouse, office, pool, hot tub, shuffleboard, billiard room, library, gym, card room, craft room, two laundry rooms, showers, indoor and outdoor kitchen, BBQ area, horseshoes and large auditorium/party room where most of the fun



community activities take place. Just stroll on over to enjoy. A second, smaller clubhouse, laundry and hot tub located toward back of park. LOW HOA FEES of "ONLY" \$292.00/month INCLUDES WATER, SEWER, TRASH, BASIC CABLE AND INTERNET. WHAT A DEAL! This is resort living at its finest!

Built in 1986

### **Essential Information**

MLS® #	SW25067117
Price	\$119,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.05
Year Built	1986
Type	Residential
Sub-Type	Manufactured On Land
Style	Traditional
Status	Closed
Listing Agent	Michele Willerford
Listing Office	Feigen Realty Group

### **Community Information**

Address	1295 S Cawston Avenue # 6
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Hemet
County	Riverside
Zip Code	92545

### **Amenities**

Amenities	Barbecue, Billiard Room, Cable TV, Call for Rules, Clubhouse, Electricity, Fitness Center, Game Room, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Pet Restrictions, Pets Allowed, Picnic Area, Pool, Recreation Room, Security,
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	Spa/Hot Tub, Trash
Utilities	See Remarks, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Propane, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking	Covered
Garages	Covered
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Association, Community, Gunite, Heated, In Ground

## Exterior

Exterior Features	Awning(s), Rain Gutters
Lot Description	Back Yard, Close to Clubhouse
Roof	Other

## Interior

Interior	Laminate, Wood
Interior Features	Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s)
Appliances	Disposal, Electric Water Heater, Propane Cooktop, Propane Oven, Propane Range, Refrigerator
Heating	See Remarks
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	March 28th, 2025
Days on Market	355
Short Sale	N
RE / Bank Owned	N

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