

# **\$585,000 - 40760 Brook Trails Way, Aguanga**

MLS® #SW25091731

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## **\$585,000**

4 Bedroom, 2.00 Bathroom, 2,380 sqft  
Residential on 3 Acres

N/A, Aguanga,

Spacious 2760 SF Beautiful Home with 4 Car Garage in Lake Riverside Estates (Aguanga, close to Temecula). This is a generous and gorgeous property graced with mature trees, lawns, fenced and cross fenced, and just freshly painted inside and out! Lots of room for horses with a fully fenced turnout area (just add your shelters or barn) and an arena area. This property is fully level and all usable! The detached 4 car garage has an additional gated driveway area with plenty of room for RV's, Boats, Trailers (all your toys). This is an open concept home with very spacious areas including a huge family/living room, formal dining area, in kitchen breakfast room, primary suite with a bonus retreat room, a "huge" walk in closet, bath with soaking tub and dual vanities. The 3 remaining bedrooms and 2nd full bath are on the opposite wing of the home; all bedrooms are a great size. There are a few sheds on the property that will stay. This is a corner parcel on a cul de sac centrally located to the beautiful scenic 55 acre lake and the trails of the Cahuilla mountain (National Forest with direct access). LOTS of horse trails. This is a historic Aviation and Equestrian community offering a private 3600' lighted airstrip for owners and guests, a community equestrian arena and round pen, fishing lake, picnic areas, tot lot, sports courts and more! Cal Fire resides within gated community so emergency response is fast. Temecula is about 25 min away for all of your shopping and the local town of Anza does offer schools,



churches, stores and dining. What a beautiful place to live. Remember to leave the city stress behind!

Built in 2004

## Essential Information

MLS® #	SW25091731
Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,380
Acres	2.65
Year Built	2004
Type	Residential
Sub-Type	Manufactured On Land
Style	Ranch
Status	Closed
Listing Agent	Denice Hickethier
Listing Office	HomeQuest Advantage Properties

## Community Information

Address	40760 Brook Trails Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

## Amenities

Amenities	Controlled Access, Meeting Room, Management, Outdoor Cooking Area, Barbecue, Picnic Area, Horse Trails, Other Courts, Pool, Recreation Room, Security, Sport Court, Trail(s)
Utilities	Electricity Connected, Propane, Water Connected
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Oversized, Gravel, Off Site, RV Access/Parking, RV Potential
# of Garages	4

Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Oversized, Gravel, Off Site, RV Access/Parking, RV Potential
View	Mountain(s), Panoramic
Has Pool	Yes
Pool	In Ground, Private, Association, Heated Passively
Security	Gated Community

## Exterior

Exterior	HardiPlank Type
Lot Description	Back Yard, Front Yard, Horse Property, Landscaped, Sprinkler System, Corner Lot, Cul-De-Sac, Lawn, Pasture
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

## Interior

Interior	Vinyl, Concrete
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Storage, Primary Suite, Walk-In Closet(s), Dressing Area
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Propane Cooktop, Propane Oven, Propane Range, Propane Water Heater
Heating	Central, Propane
Cooling	Central Air, Dual, Zoned
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
Middle	Hamilton
High	Hamilton

## Additional Information

Date Listed	April 25th, 2025
Days on Market	38
Zoning	R-1-2 1/2
Short Sale	N

RE / Bank Owned    N

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