

# \$540,000 - 41695 Rolling Hills Drive, Aguanga

MLS® #SW25106601

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 3 Acres

N/A, Aguanga,

Located in the Beautiful Lake Riverside Estates Community on 2.56 Acres with gorgeous surrounding mountain and lake views! This home was just freshly painted inside and out, is fully fenced around the home, and offers ample space for gardens, workshop/barn, horses and more!!! The downstairs offers a living room with wood burning stove, downstairs bathroom, kitchen, laundry room, dining room and direct garage access. Upstairs offers 3 bedrooms, a full hall bathroom and the primary bedroom with view balcony (just rebuilt), spacious walk in closet and primary bathroom. The surrounding yard is private and serene with many native mature trees. This is a nice well built home in a wonderful community away from the traffic, noise and congestion of the city. The community amenities include an in-ground swimming pool, tot lot, 55 acre fishing lake, picnic areas, sports courts, horse arena and round pen, miles of trails, a 3600' lighted airstrip (for residents and guests), HOA maintained roads, gated entrances and roaming security. Cal Fire is located directly inside the community. Located approx 25 min outside of Temecula and approx 45 min to Palm Desert.



Built in 2005

## Essential Information

MLS® #

SW25106601

Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	2.56
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Denice Hickethier
Listing Office	HomeQuest Advantage Properties

## Community Information

Address	41695 Rolling Hills Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

## Amenities

Amenities	Controlled Access, Dock, Horse Trails, Meeting Room, Other Courts, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Security, Sport Court, Trail(s)
Utilities	Electricity Connected
Parking Spaces	2
Parking	Direct Access, Garage, RV Potential
# of Garages	2
Garages	Direct Access, Garage, RV Potential
View	Mountain(s), Lake
Has Pool	Yes
Pool	Association, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Corner Lot, Horse Property
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Windows	Double Pane Windows
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Separate/Formal Dining Room, All Bedrooms Up, Ceiling Fan(s), Country Kitchen, Dressing Area, Granite Counters
Appliances	Dishwasher, Range Hood, Dryer, Washer, Disposal, Propane Cooktop, Propane Oven, Propane Range, Propane Water Heater, Water Heater
Heating	Central, Propane
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two, One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	May 12th, 2025
Days on Market	39
Zoning	R-1-2 1/2
Short Sale	N
RE / Bank Owned	N

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