

# \$605,000 - 49525 Mescalero Court, Aguanga

MLS® #SW25107810

**\$605,000**

4 Bedroom, 3.00 Bathroom, 2,450 sqft

Residential on 3 Acres

N/A, Aguanga,

Absolutely gorgeous home and property in the beautiful Lake Riverside Estates historic aviation and equestrian community. This 2.65 acre parcel is in a prime location with usable land, views, large mature trees, lawns and landscaping. LOTS of room for Horses, Barn, Workshop and/or Boat/RV parking! This custom-built home has been in the original family since it was built and has had lots of love and memories! Beautiful chalet style view windows overlooking the Cahuilla Mountain, spacious open concept floorplan with formal dining, traditional living room fireplace, lots of kitchen storage, and indoor laundry room with half door (barn door) leading outside. In addition to the primary bed and bath, 2 bedrooms, and full hall bath there is a separate suite on the opposite side of the home with a large spacious bedroom (or office, gym, artist studio, playroom) and it's own full bathroom. The garage is an oversized 736 SF 3 car with concrete driveway pad, there is a concrete rear patio and large fenced in rear yard for your fur family! The owner just had the interior painted, the exterior paint was completed a couple years ago and the roof was entirely replaced approx 3 years ago. This home has a fabulous private sweet water well, conventional septic and propane. Most of the appliances are electric as the area has affordable electric with Anza Electric Coop. High speed internet (reported 300 speed up and down) is connected at \$49/month. No water or trash bill. Haul your trash to the local



transfer station at no charge or you can rent trash service. The Lake Riverside Estates community offers a 3600' lighted airstrip, equestrian arena and round pen, miles of dirt road trails "and" national forest hiking/riding trails, pool, tot lot, picnic areas around the 55 acre catch and release lake (boating with electric motor allowed), HOA maintained roads and Cal Fire resides within the community. Located approx 25 min outside of Temecula, 45 min to Palm Desert, 35 min to Idyllwild and 45 min to Julian. Don't forget about the Temecula Wine Country just 40 min drive from the property. A true gem. Well-loved and now offered for you to make your own.

Built in 1991

## Essential Information

MLS® #	SW25107810
Price	\$605,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,450
Acres	2.65
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Denice Hickethier
Listing Office	HomeQuest Advantage Properties

## Community Information

Address	49525 Mescalero Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside

Zip Code 92536

## Amenities

Amenities	Pool, Recreation Room, Controlled Access, Horse Trails, Meeting Room, Other Courts, Picnic Area, Playground, Security, Sport Court, Trail(s)
Utilities	Electricity Connected, Propane
Parking Spaces	3
Parking	Driveway, Garage, Direct Access, RV Potential
# of Garages	3
Garages	Driveway, Garage, Direct Access, RV Potential
View	Mountain(s), Lake
Has Pool	Yes
Pool	Community, Association, In Ground, Private
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Exterior	Lap Siding, Stucco
Lot Description	Horse Property, Back Yard, Corner Lot, Cul-De-Sac, Lawn, Sprinkler System
Windows	Blinds, Double Pane Windows, Screens
Construction	Lap Siding, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Recessed Lighting, Cathedral Ceiling(s), Open Floorplan, Sunken Living Room
Appliances	Dishwasher, Microwave, Water Heater, Trash Compactor
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District Hemet Unified

## Additional Information

Date Listed May 13th, 2025

Days on Market	104
Zoning	R-1-2 1/2
Short Sale	N
RE / Bank Owned	N

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