

# **\$129,000 - 1295 S Cawston Avenue # 340, Hemet**

MLS® #SW25196768

**\$129,000**

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0 Acres

N/A, Hemet,

Welcome to Mountain Shadows, a premier 55+ gated resort community where you own your own land—an uncommon and highly sought-after feature in senior communities! This charming home offers not only comfort and value but also a lifestyle designed around convenience, social connection, and relaxation. Located toward the back of the community near Clubhouse 2, this property provides easy access to all of Mountain Shadows™ impressive amenities. Inside, you'll appreciate the remodeled kitchen with modern finishes and the tile flooring throughout, which creates a clean, low-maintenance living environment. An enclosed patio room adds versatile extra space, ideal for a hobby area, sunroom, or quiet retreat. Outside, the long carport offers ample covered parking and leads to a large storage shed with washer and dryer hookups, providing both practicality and extra functionality. Monthly HOA dues are \$243.65, which cover water, sewer, trash, basic cable, and internet—making daily living simple and affordable. Mountain Shadows residents enjoy a true resort-style lifestyle, with two clubhouses, heated saltwater pools and spas, fitness rooms, game and meeting rooms, outdoor kitchens, and a wide array of social events and activities such as dinners, dances, karaoke, and bingo. Beyond the gates, you'll love the home's convenient location close to shopping centers, restaurants, medical offices, and other local



services— everything you need is just minutes away. Whether you are searching for a full-time residence or a seasonal getaway, this home offers the rare opportunity to combine land ownership, low-maintenance living, and a vibrant community atmosphere in one of Hemet's most desirable senior neighborhoods.

Built in 1992

## Essential Information

MLS® #	SW25196768
Price	\$129,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.05
Year Built	1992
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Lauren Espey
Listing Office	Century 21 Masters

## Community Information

Address	1295 S Cawston Avenue # 340
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Hemet
County	Riverside
Zip Code	92545

## Amenities

Amenities	Clubhouse, Fitness Center, Game Room, Pool, Spa/Hot Tub, Call for Rules, Meeting Room, Pet Restrictions, Trash, Water
Parking Spaces	2
Parking	Carport, Attached Carport, Covered

Garages	Carport, Attached Carport, Covered
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Gated Community

## Exterior

Lot Description	Close to Clubhouse
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## Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Cooktop, Electric Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	September 2nd, 2025
Days on Market	57
Short Sale	N
RE / Bank Owned	N

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