

# **\$480,000 - 40120 Lakeshore, Aguanga**

MLS® #SW25266709

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## **\$480,000**

3 Bedroom, 2.00 Bathroom, 1,566 sqft  
Residential on 4 Acres

N/A, Aguanga,

Oh So Beautiful!!!! Park setting on 4.10 Private Acres backing to open land/national forest with VIEWS!!!! This lovely, updated home will check all your boxes! Price, Location, Privacy, Spacious Land, Views and Updates!! Horse improvements include horse panel fenced in turnout with 3 sided shelter, tie up and direct access to trails. There is a detached 600SF garage with covered space behind AND a steel covered hay barn (or workshop, outdoor gym, parking (??). The entire property feels like a park from the moment you drive up the private entry passing your own Granny Smith Apple Orchard and continuing to the home privately tucked behind mature trees. The rear of the home opens to an expansive outdoor space with a spacious covered rear porch (see the pics!). Lots of mature trees with shade and room to add your own ideas as you want. This home has a nice bright open living space as the owners remodeled the kitchen which is open to the living space surrounded by windows to bring in the surrounding views! The kitchen remodel was approx. 6 years ago and includes a new oversized cooking center island, dining space combo, appliances, painted cabinets, custom copper farmer's sink, lighting and storage. Vinyl plank flooring has also been added in the living spaces, and the hall bath has been completely remodeled! ALL windows in the home and garage have been replaced with a lifetime warranty as has the living space sliding glass door. The exterior of the home was painted in 2023, the well has



had upgrades with replaced booster pump and pressure tanks, and the garage door was recently replaced. You will find the primary bedroom spacious and enjoy waking up to beautiful views and trees. If you are an Equestrian, you will find yourself a few minutes away from miles of trails in the national forest behind or join your neighbors for a ride around the community and lake. If you enjoy walking and hiking, those same trails are available for your enjoyment. The Lake Riverside Community offers a private lake, tot lot, sports courts, picnic areas, pool, equestrian arena, and a private 3600 lighted airstrip (for community use only - guests okay). Cal Fire is located right within the gated community and Temecula is approx 25 min away offering all of the dining and shopping options you need! Also nearby enjoy Wine Country, Idyllwild, Julian and Palm Desert. So Cal's Last Frontier!!!!

Built in 1993

## Essential Information

MLS® #	SW25266709
Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,566
Acres	4.10
Year Built	1993
Type	Residential
Sub-Type	Manufactured On Land
Style	Ranch
Status	Closed
Listing Agent	Denice Hickethier
Listing Office	HomeQuest Advantage Properties

## Community Information

Address	40120 Lakeshore
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Aguanga
County	Riverside
Zip Code	92536

## Amenities

Amenities	Sport Court, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Controlled Access, Horse Trails, Meeting Room, Recreation Room, Security, Trail(s)
Utilities	Electricity Connected
Parking Spaces	2
Parking	Driveway, Garage, RV Potential
# of Garages	2
Garages	Driveway, Garage, RV Potential
View	Panoramic, Mountain(s)
Has Pool	Yes
Pool	Association, Community, In Ground, Heated Passively
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Lot Description	Horse Property
Roof	Composition
Foundation	Permanent

## Interior

Interior	Laminate, Vinyl
Interior Features	Ceiling Fan(s), Cathedral Ceiling(s), Eat-in Kitchen, Open Floorplan, Country Kitchen, Pantry
Appliances	Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer, Propane Oven, Propane Range, Propane Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District                      Hemet Unified

**Additional Information**

Date Listed	November 26th, 2025
Days on Market	7
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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