

Features include:

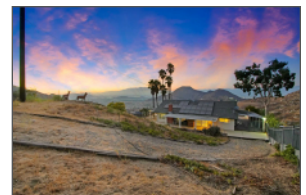
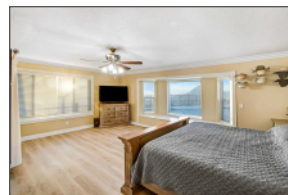
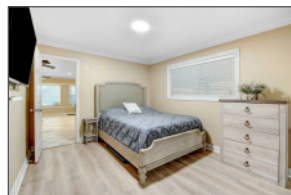
- Bedrooms - 4
- Bathrooms (full) - 2
- Square Feet - 2,406 sq. ft.
- Lot Size - 2.5 acres



8555 Pigeon Pass Rd, Moreno Valley, California 92557



Breathtaking Sunset Sanctuary: 2.5 Acres, 3 Lots, Limitless Potential! Stop the Car! Imagine waking up to gorgeous, panoramic sunset views that stretch across the valley—views available from every corner of this private estate. This isn't just a home; it's a rare investment opportunity priced to sell in the desirable Spring Hills Community. Unmatched Value & Investment Opportunity -This unique offering combines three distinct legal lots into one sale, totaling nearly 2.5 acres of fully fenced, usable land. This package deal creates phenomenal flexibility: Build an Income Stream: The smaller lot below the main gate has its own APN and potential for building a separate second home or rental unit (buyer to verify permits). Expansion & Privacy: The entire property offers vast flat areas for expansion, corrals for horses/farm animals, or space for all your off-roading toys. Bonus Opportunity: A fourth, separate lot (1.20 acres) is available at the right price, bringing your total acreage to nearly four acres! The Home: Single-Story Comfort & Sustainability Look no further than this beautiful, recently remodeled single-story home situated majestically at the top of the hill, at the end of the street. Open Floor Plan: Features 4 bedrooms and 2 full bathrooms with an open, flowing layout perfect for entertaining and enjoying the scenery. Income/ADU Ready: Includes a versatile bonus room/studio with its own private entry, easily converted into a private granny flat, studio, or ADU (by adding a bathroom or turning it into a man cave). Sustainable & Efficient: Enjoy significantly reduced electric bills thanks to the all-electric home equipped with 21 solar panels. The property also boasts its own private water well for irrigation. Lifestyle & Accessibility Enjoy peaceful living surrounded by nature, with captivating views and direct access to nearby hiking trails. The two main lots are fully fenced, providing maximum privacy and keeping the local wildlife out. This fantastic, move-in ready home is a short, easy drive to Box Springs Park, the 60 and 215 freeways, shopping, and restaurants. Owner must move due to work—this home is priced to sell and features a VA ASSUMABLE LOAN. The spectacular, breathtaking sunset view is truly a must-see. Don't miss this opportunity for acreage, privacy, and investment potential!



Reyna Orta
REALTOR
DRE 01203567
Partner Real Estate
8932 Mission Drive #102, Rosemead, CA 91770
Cell: 760-580-2851
rorta@partner.realestate
<http://spsid.net/465485>
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