

Heritage lake to Tugboat to Canyonlands



BED / BATH: 4/3,0,1,0
SQFT(src): 3,715 (A)
PRICE PER SQFT: \$232.71
LOT(src): 9,148/0.21 (A)
LEVELS: Two
GARAGE: 3/Attached
YEAR BUILT(src): 2017 (ASR)
PROP SUB TYPE: SFR/D
DAM / CDAM: 105/105
SLC: Standard
PARCEL #: 333770034
LISTING ID: OC25160887

DESCRIPTION

PRICE REDUCED OVER 100K- YOU WON'T FIND A RESORT HOME WITH POOL, MODEL HOME UPGRADES, 3 CAR GARAGE AND PAID OFF SOLAR PANELS AT THIS PRICE IN MENIFEE - NOW \$864,500 FOR IMMEDIATE SALE. An extraordinary opportunity just launched in Heritage Lake! At the end of a peaceful cul-de-sac, this 3700+ sq.ft. residence perfectly balances sophistication, comfort, and functionality. Step through the grand foyer into a bright and open floor plan featuring a formal living room and dining room designed for memorable gatherings. The chef's kitchen is the heart of the home, boasting a double-sized island, granite counters, and premium finishes, all opening seamlessly to the expansive family room. Additional highlights include a versatile game/media room, home office, oversized walk-in closets, and en-suite bedrooms that provide comfort for family and guests alike. The outdoors rival any resort. A large, landscaped lot with a fully automated drip watering system showcases a sparkling pool, spa, outdoor kitchen, and beautifully paved patio—ideal for California living and entertaining. Owned solar panels, tankless water heater, upgraded HVAC, water softener/filtration system, and a 3-car garage ensure efficiency and convenience. Living at Heritage Lake means enjoying unmatched amenities: a private 25-acre lake with paddle boats and fishing, an Olympic-size pool, splash park, wading pool, clubhouse, fitness trail, and year-round community events. All of this is just minutes from shopping, dining, entertainment, and easy freeway access to the 215/15 corridors. Don't miss this limited-time opportunity. With a stunning new price, homes of this size rarely appears in Heritage Lake, one of Menifee's most vibrant communities. Schedule your private showing today—Lowest price per sq.ft. - this opportunity will not last!

EXCLUSIONS:

INCLUSIONS:

AREA: SRCAR - Southwest
Riverside County
SUBDIVISION: /Heritage Lake
COUNTY: Riverside
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$985,000
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING: Direct Garage
Access, Driveway, Paved,
Garage, Garage Faces Front,
Private
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOM TYPE: Art Studio,
Attic, Bonus Room, Den,
Entry, Exercise Room,
Family Room, Formal
Entry, Foyer, Kitchen,
Laundry, Library, Living
Room, Loft, Main Floor
Bedroom, Primary Suite,
Media Room, Office, Walk-
In Closet, Walk-In Pantry,
Wine Cellar
EATING AREA: Breakfast Nook,
Family Kitchen, Dining Room

COOLING: Central Air
HEATING: Central
VIEW: Pool
WATERFRONT:
LAUNDRY: Individual Room, Upper Level

PROP SUB TYPE: Single Family
Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR:
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY:
APPLIANCES: Barbecue, Convection
Oven, Dishwasher, ENERGY STAR
Qualified Appliances, ENERGY STAR
Qualified Water Heater, Refrigerator
KITCHEN FEATURES: Kitchen Island, Quartz
Counters, Self-closing cabinet doors, Self-
closing drawers, Walk-In Pantry
BATHROOM FEATURES: Double sinks in
bath(s), Double Sinks in Primary Bath, Main
Floor Full Bath, Quartz Counters, Remodeled,
Upgraded, Walk-in shower

FLOORING:
ENTRY LOC/ENTRY LVL: front/1
FIREPLACE: None

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:

SECURITY:
SEWER: Sewer Paid

LOT: Back Yard, Corner Lot,
Cul-De-Sac, Front Yard,
Garden, Landscaped, Lawn,
Paved, Sprinkler System,
Sprinklers Drip System,
Sprinklers In Front, Sprinklers
In Rear
POOL: Private

PATIO/PORCH: Patio Open, Front Porch
SPA: Private, In Ground

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES: 3

PARKING TOTAL: 6
REMOTES:

GARAGE SPACES: 3
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:

GREEN ENERGY EFF: **Appliances, GREEN SUSTAIN:
HVAC, Water Heater**

GREEN WTR CONSERV:

WALK SCORE:

POWER PRODUCTIONPOWER PRODUCTION: **Yes**GREEN VERIFICATION: **No**POWER PROD TYPE: **Photovoltaics**
POWER PROD ANNUAL STATUS:POWER PROD SIZE:
POWER PROD OWNERSHIP:
Owned

POWER PROD YR INSTALL: POWER PROD ANNUAL:

POWER PROD TYPE: **Photovoltaics**
POWER PROD ANNUAL STATUS:POWER PROD SIZE:
POWER PROD OWNERSHIP:
Owned

POWER PROD YR INSTALL: POWER PROD ANNUAL:

COMMUNITYHOA FEE: **\$77/Monthly**

HOA FEE 2:

HOA FEE 3:

OTHER FEES:

COMMUNITY: **Biking , Dog Park,
Foothills, Hiking , Lake, Park,
Sidewalks, Street Lights**HOA NAME: **Heritage Lakes**

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES: **Pool, Spa/Hot
Tub, Barbecue, Outdoor
Cooking Area, Picnic Area,
Playground, Dog Park, Sport
Court, Biking Trails, Hiking
Trails, Clubhouse, Meeting
Room**HOA PHONE: **9512467678**

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **1**

UNITS IN COMMUNITY:

STORIES TOTAL: **2**HOA MANAGEMENT NAME: **Heritage Lakes**

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LANDLAND LEASE?: **No**PARCEL #: **333770034**ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

LAND LEASE EXP DATE:

UTILITIES:

ELECTRIC:

WATER SOURCE: **Public**

LOT SIZE DIM:

ASSESSMENTS: **Unknown**TAX LOT: **53**

TAX BLOCK:

TAX TRACT #: **34406**

ZONING:

TAX OTHER ASSESSMENT: **\$4,805**TAX OTHER ASSESS SOURCE: **Estimated****SCHOOL**HIGH SCHOOL DISTRICT: **Perris Union****High**

HIGH SCH DIST SOURCE:

ELEMENTARY:

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SOURCE:

HIGH SCHOOL OTHER:

LISTING**DATES**

BAC:

BAC RMKRS:

DUAL/VARI COMP?: **No**LEASE CONSIDERED?: **No**

CURRENT FINANCING:

POSSESSION:

SIGN ON PROPERTY?:

CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional,
Owner Pay Points, Private Financing Available, Submit**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes**LIST CONTRACT DATE: **07/16/25**START SHOWING DATE: **08/08/25**ON MARKET DATE: **08/08/25**PRICE CHG TIMESTAMP: **11/26/25**STATUS CHG TIMESTAMP: **01/23/26**MOD TIMESTAMP: **01/23/26**EXPIRED DATE: **02/28/26**PURCH CONTRACT DATE: **12/15/25**CLOSE DATE: **01/22/26**

CONTINGENCY:

PRIVATE REMARKS: SELLER SAID LET'S SELL IT!! BRING ALL OFFERS AND LET ME WORK MY MAGIC! All information provided in this listing is deemed reliable but is not guaranteed. The Broker and Seller make no representations or warranties as to the accuracy of any information, including but not limited to square footage, room count, lot size, zoning, condition, permits, or taxes. Buyer and Buyer's Agent are strongly advised to conduct their own independent investigations and due diligence, including inspections and review of all available public records, reports, and disclosures. The Broker is not a licensed inspector or contractor. All data provided is either from public records or provided by the Seller and should be independently verified by the Buyer.

SHOWING INFORMATIONSHOW CONTACT TYPE: **Agent**SHOW CONTACT NAME: **H**SHOW CONTACT PH: **949-690-8319**

SHOW INSTRUCTIONS: **EASY TO SHOW. DO NOT USE SHOWING TIME> TEXT 949-690-8319. THIS FORMER MODEL HOME EXISTS AS A 4 OR 5 BEDROOMS, THE OFFICE CAN BE EASILY TURNED INTO A BEDROOM, THE DRY BAR AND THE POWDER ROOM ARE COMBINED TO CREATE A LARGER BEDROOM WITH SHOWER. IT'S ALL READY AND PLUG AND PLAY!!**

DIRECTIONS: **Heritage lake to Tugboat to Canyonlands**

LOCK BOX LOCATION:

LOCK BOX TYPE: **None**OCCUPANT TYPE: **Tenant**

OWNER'S NAME:

AGENT / OFFICE**CONTACT PRIORITY**LA: (**SDUBOHER**) **Herve Duboscq**

CoLA:

LO: (**OC06682**) **Compass**LO PHONE: **949-438-4340**

CoLO:

CoLO PHONE:

LA State License: **01876794**

CoLA State License:

LO State License: **01991628**LO FAX: **949-335-7281**

CoLO State License:

CoLO FAX:

Offers Email: **herve.duboscq@compass.com**1.LA CELL: **949-690-8319**2.LA CELL: **949-690-8319**3.LA CELL: **949-690-8319**4.LA CELL: **949-690-8319**5.LA CELL: **949-690-8319**6.LA EMAIL: **herve.duboscq@compass.com****COMPARABLE INFORMATION**CLOSE PRICE: **\$864,500**LIST PRICE: **\$864,500**LIST \$ ORIGINAL: **\$985,000**PURCH CONTRACT DATE: **12/15/25**COE DATE: **01/22/26**DAM/CDAM: **105/105**BUYER FINANCING: **Conventional**BA: (**IMEDISEL**) **SELENNE
MARTIN**BO: **One Door Homes**BA State License: **01867349**BO State License: **02221817**CoBA: (**)**

CoBO:

CoBA State License:

CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**CONCESS PROP IMPROV COSTS \$: **\$0**CONCESS BUYER BROKER FEE \$: **\$17,290**CONCESS CLOSING COSTS \$: **\$23,000**CONCESS OTHER COSTS \$: **\$0**CONCESS AMOUNT (**TOTAL**) \$: **\$40,290**CONCESSION CMTS: **none**

215 S, SR 74, Menifee rd Right, Heritage Lake Left, Tugboat Left, Canyonlands Right, Biscayne L, Olympic R.



BED / BATH: **4/3,0,0**
 SQFT(src): **2,486 (A)**
 PRICE PER SQFT: **\$262.27**
 LOT(src): **6,534/0.15 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **2020 (PUB)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **102/102**
 SLC: **Standard**
 PARCEL #: **333781006**
 LISTING ID: **IV25248529**

DESCRIPTION

This Lennar Home! is Located in the amazing city of Menifee, in the Heritage Lake Community with amenities Like Large swimming Pool, splash, playground, Tot-Lots, walking areas, Fitness trails, lakes, and more. This Beautiful two story home features 4 good size bedrooms plus a Loft, 3 full bathrooms. 3 bedrooms and a Loft are up stairs 1 bedroom and a full bathroom are down stairs, Classic Faux Wood Shutters throughout the home, Granite counter tops, beautiful brown kitchen cabinets, Nice Big Living room space, 2,486sqft, completed Front and Backyard landscape, new tuft, close to 215 freeway, PAID-OFF SOLAR, a must see, schedule a showing today.

EXCLUSIONS:

INCLUSIONS:

AREA: **699 - Not Defined**
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$652,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE: **Loft**
 EATING AREA: **In Kitchen**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Mountain(s)**
 WATERFRONT:
 LAUNDRY: **Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **west/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
 POOL: **Community**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLS:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN: **Solar**
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **Yes**
 POWER PROD TYPE: **Photovoltaics**

GREEN VERIFICATION: **No**
 POWER PROD SIZE:

POWER PROD YR INSTALL: **2019** POWER PROD ANNUAL:

POWER PROD ANNUAL STATUS:

POWER PROD OWNERSHIP:
Owned

COMMUNITY

HOA FEE: **\$79/Monthly**
 HOA FEE 2:
 HOA FEE 3:
 OTHER FEES:
 COMMUNITY: **Biking , Dog Park, Hiking , Lake, Park, Sidewalks**

HOA NAME: **o**
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES: **Pool, Spa/Hot Tub, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Sport Court, Jogging Track, Clubhouse, Meeting Room**

HOA PHONE: **0**
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **2**

HOA MANAGEMENT NAME: **o**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**

LAND LEASE AMOUNT:

UTILITIES:

TAX LOT: **21**

PARCEL #: **333781006**
ADDITIONAL APN(S): **No**

LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX BLOCK:
TAX TRACT #: **0**
ZONING:
TAX OTHER ASSESSMENT: **\$4,418**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Meniffee Union**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **Conventional, FHA, Submit, USDA Loan, VA Loan**
LIST AGRMT: **Exclusive Right With Exception**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **10/27/25**
START SHOWING DATE:
ON MARKET DATE: **10/27/25**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/06/26**
MOD TIMESTAMP: **03/06/26**
EXPIRED DATE: **06/30/26**
PURCH CONTRACT DATE: **02/06/26**
CLOSE DATE: **03/06/26**

CONTINGENCY:

PRIVATE REMARKS: please don't let cat out.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Mayra A Puskar**
SHOW CONTACT PH: **9512148118**

LOCK BOX LOCATION: **front right side**

LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

SHOW INSTRUCTIONS: **please text business info w date and time of showing request**

DIRECTIONS: **215 S, SR 74, Meniffee rd Right, Heritage Lake Left, Tugboat Left, Canyonlands Right, Biscayne L, Olympic R.**

AGENT / OFFICE

LA: (**IVPUSKMAY**) **MAYRA PUSKAR**
CoLA:
LO: (**IVJDB**) **Wealth Managers**
LO PHONE: **800-531-5194**
CoLO:
CoLO PHONE:

LA State License: **02107532**
CoLA State License:
LO State License: **02139694**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **mayrapuskar.realtor@yahoo.com**

CONTACT PRIORITY

1.LA CELL: **951-214-8118**

COMPARABLE INFORMATION

CLOSE PRICE: **\$652,000**
LIST PRICE: **\$652,000**
LIST \$ ORIGINAL: **\$652,000**
PURCH CONTRACT DATE: **02/06/26**
COE DATE: **03/06/26**
DAM/CDAM: **102/102**
BUYER FINANCING: **Conventional**

BA: (**SWCORIJAC**) **Jacob Corirossi**
BO: **SimpliHOM**
BA State License: **02015543**
BO State License: **02282990**

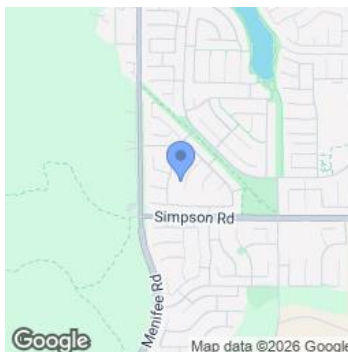
CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**
CONCESS PROP IMPROV COSTS \$: **\$0**
CONCESS BUYER BROKER FEE \$: **\$15,300**
CONCESS CLOSING COSTS \$: **\$8,000**
CONCESS OTHER COSTS \$: **\$0**
CONCESS AMOUNT (**TOTAL**) \$: **\$23,300**
CONCESSION CMTS: .

AGENT FULL: Residential LISTING ID: IV25248529

Printed by Jessica Christopher, State Lic: 01868553 on 07/13/2026 1:09:59 PM

Frim Simpson Rd, turn north on Calm Seas, Right on Shorecliff, to Nautical Point Cir.



BED / BATH: 4/2,0,1,0
SQFT(src): 3,134 (A)
PRICE PER SQFT: \$244.10
LOT(src): 11,761/0.27 (A)
LEVELS: One
GARAGE: 3/Attached
YEAR BUILT(src): 2009 (BLD)
PROP SUB TYPE: SFR/D
DAM / CDAM: 35/35
SLC: Standard, Trust
PARCEL #: 333542002
LISTING ID: SW26049857

[Listing has Supplements](#)

DESCRIPTION

Standout 3,134 sq. ft. single-story home in Heritage Lake with fully paid solar and dual battery backup- offering exceptional space, energy savings, and true move-in ready comfort. This spacious home features 4 bedrooms, 2.5 bathrooms, and a 3-car garage with a functional open layout ideal for everyday living and entertaining. Enjoy significant energy savings with FULLY PAID solar (38 panels) and TWO battery systems, providing low electricity costs and added peace of mind. Interior highlights include beautiful stone flooring, custom window shutters, and a large family room with built-in entertainment space. Generously sized bedrooms offer flexibility for family guests or a home office. The private backyard features a covered patio and approximately 50 fruit trees, creating a unique and relaxing outdoor space. Located in the desirable Heritage Lake community in Menifee, with access to a scenic lake, walking trails, a clubhouse, and community amenities.

EXCLUSIONS:

INCLUSIONS: Plantation Shutters and Drapes, TV's and brackets, washer, dryer, refrigerator and theater system.

AREA: SRCAR - Southwest
Riverside County
SUBDIVISION: /
COUNTY: Riverside
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$760,000
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING: Direct Garage
Access, Driveway
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER: Yes
ROOM TYPE: All Bedrooms
Down, Family Room,
Formal Entry, Kitchen,
Laundry, Living Room,
Main Floor Bedroom,
Primary Bathroom,
Primary Bedroom, Primary
Suite, Separate Family
Room, Walk-In Closet
EATING AREA: Breakfast
Counter / Bar, In Family
Room, Dining Room

COOLING: Central Air
HEATING: Central
VIEW: Neighborhood
WATERFRONT:
LAUNDRY: Individual Room

PROP SUB TYPE: Single Family
Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR: Granite Counters, High
Ceilings, Wired for Sound
MAIN LEVEL BEDROOMS: 1
MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY:
APPLIANCES: Gas Oven, Gas Range,
Range Hood, Refrigerator
KITCHEN FEATURES: Kitchen Island, Kitchen
Open to Family Room
BATHROOM FEATURES: Separate tub and
shower, Soaking Tub

FLOORING: Stone
ENTRY LOC/ENTRY LVL: 1/1
FIREPLACE: Family Room

EXTERIOR

EXTERIOR:
FENCING: Block, Vinyl
DIRECTION FACES: East

SECURITY:
SEWER: Public Sewer

LOT: Cul-De-Sac, Sprinklers In
Front
POOL: Association,
Community

PATIO/PORCH: Covered, Patio, Slab
SPA: Association, Community

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Mediterranean,
Ranch
DOOR:
WINDOW: Drapes

ROOF: Tile
FOUNDATION DTLs: Slab
PROP COND: Turnkey

CONSTR MTLs: Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES: 3

PARKING TOTAL: 6
REMOTES:

GARAGE SPACES: 3
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN: Solar
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: Yes
POWER PROD TYPE: Photovoltaics
POWER PROD ANNUAL STATUS:
Actual

GREEN VERIFICATION: No
POWER PROD SIZE: 36.80
POWER PROD OWNERSHIP:
Owned

POWER PROD YR INSTALL: POWER PROD ANNUAL:

COMMUNITY

HOA FEE: \$76.5/Monthly
HOA FEE 2:

HOA NAME: Heritage Lakes
HOA NAME 2:

HOA PHONE: 951-246-7678
HOA PHONE 2:

OF UNITS: 1
UNITS IN COMMUNITY:

HOA FEE 3:
OTHER FEES:
COMMUNITY: **Biking , Curbs, Gutters, Lake, Park, Sidewalks, Storm Drains, Clubhouse**
Street Lights, Suburban
HOA MANAGEMENT NAME: **Heritage Lakes Master Association**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 3:
HOA AMENITIES: **Pool,**
Playground, Biking Trails,
Clubhouse
LAND LEASE?: **No**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

HOA PHONE 3:

STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **333542002**
ADDITIONAL APN(s): **No**

UTILITIES: **Electricity**
Connected, Natural Gas
Connected, Sewer Connected,
Water Connected
ELECTRIC: **Photovoltaics**
Seller Owned
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Special**
Assessments

TAX LOT: **127**
TAX BLOCK:
TAX TRACT #: **32664**
ZONING:
TAX OTHER ASSESSMENT: **\$0**
TAX OTHER ASSESS SOURCE: **Public Records**

SCHOOL

HIGH SCHOOL DISTRICT: **Perris Union**
High
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST: **Standard Contract**
Contingencies
CONTINGENCY: **None**
PRIVATE REMARKS: Please see supplements for owned solar comparables.

TERMS: **Submit**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **CC And R's, Homeowners Association**
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/06/26**
START SHOWING DATE:
ON MARKET DATE: **03/06/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **05/15/26**
MOD TIMESTAMP: **05/15/26**
EXPIRED DATE: **08/07/26**
PURCH CONTRACT DATE: **04/10/26**
CLOSE DATE: **05/13/26**

DATES

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PH:
SHOW INSTRUCTIONS: **Please text the agent for access, the owner is at the property. Cell # 951-515-1954. Please don't use showing time it's not working correctly on my end.**
DIRECTIONS: **Frim Simpson Rd, turn north on Calm Seas, Right on Shorecliff, to Nautical Point Cir.**

LOCK BOX LOCATION: **Text agent**
LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: (**TCRJESS**) **Jessica Christopher**
CoLA:
LO: (**TRRE01**) **Gold Shield Realty Group**
LO PHONE: **951-304-0335**
CoLO:
CoLO PHONE:

LA State License: **01868553**
CoLA State License:
LO State License: **01444754**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **JZC@JessicaZChristopher.com**

CONTACT PRIORITY

1.LA TEXT: **951-515-1954**
2.LA EMAIL: **JZC@JessicaZChristopher.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$765,000**
LIST PRICE: **\$760,000**
LIST \$ ORIGINAL: **\$760,000**
PURCH CONTRACT DATE: **04/10/26**
COE DATE: **05/13/26**
DAM/CDAM: **35/35**
BUYER FINANCING: **FHA**

BA: (**CDAR-d84772**) **Paola**
Soto
BO: **HomeSmart**
BA State License: **02113705**
BO State License: **01912687**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

CONCESS FINANCING COSTS \$: **\$10,000**
CONCESS PROP IMPROV COSTS \$: **\$0**
CONCESS BUYER BROKER FEE \$: **\$15,300**
CONCESS CLOSING COSTS \$: **\$0**
CONCESS OTHER COSTS \$: **\$0**
CONCESS AMOUNT (**TOTAL**) \$: **\$25,300**
CONCESSION CMTS: **25300**

I-215 North right (east) on McCall Blvd. Left (north) on Aqua Dr. Left (west) on Caravel Dr. Right (north) on Big Bend Dr. Left (west) on Chandler Dr.



BED / BATH: 3/3,0,0,0
SQFT(src): 2,321 (A)
PRICE PER SQFT: \$271.43
LOT(src): 5,293/0.1215 (A)
LEVELS: Two
GARAGE: 2/Attached
YEAR BUILT(src): 2021 (ASR)
PROP SUB TYPE: SFR/D
DAM / CDAM: 15/15
SLC: Standard
PARCEL #: 333800028
LISTING ID: SW26074740

[Listing has Supplements](#)

DESCRIPTION

Built in 2021, this Lennar "Hampton Plan 2" feels like a brand-new model home, complete with OWNED solar. Spanning 2,321 Sq Ft this versatile layout features 3 spacious bedrooms—including a coveted downstairs primary suite—plus a large loft easily converted into a 4th bedroom. The heart of the home is a gourmet kitchen boasting shaker cabinetry, granite countertops, a custom backsplash, and stainless steel appliances with a double oven. Upgrades abound, including stunning Luxury Vinyl Plank and custom tile flooring, designer shutters, and a whole-house fan. Step outside to a backyard oasis designed for entertaining, featuring stamped concrete, an Alumawood patio cover with shades, a cozy fire pit, and a tranquil water fountain. Enjoy the exclusive Heritage Lake lifestyle: a 25-acre lake, clubhouse with banquet / event space, two community pools, a 20-acre sports park, all for a low HOA. Elementary and Middle Schools are walking distance. Your "forever home" is waiting in this sold-out community!

EXCLUSIONS: Cabinets in Garage, Cabinets in Bedroom Closets

INCLUSIONS: Solar, Window Coverings, Refrigerator, Washer, Dryer

AREA: SRCAR - Southwest
Riverside County
SUBDIVISION: /
COUNTY: Riverside
SENIOR COMMUNITY?: No
CERTIFIED 433A?:

LIST \$ ORIGINAL: \$635,000
BASEMENT SQFT:
COMMON WALLS: No Common
Walls
PARKING: Direct Garage
Access, Garage - Two Door
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:
ROOM TYPE: Attic, Bonus
Room, Entry, Family Room,
Kitchen, Laundry, Loft,
Main Floor Bedroom, Main
Floor Primary Bedroom,
Primary Bathroom,
Primary Bedroom, Primary
Suite, Walk-In Closet,
Walk-In Pantry
EATING AREA: Breakfast
Counter / Bar, In Family
Room

COOLING: Central Air, Whole House Fan
HEATING: Central
VIEW: Neighborhood
WATERFRONT: Fishing in Community
LAUNDRY: Dryer Included, Individual Room, Inside,
Washer Included

PROP SUB TYPE: Single Family
Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR: Attic Fan, Ceiling Fan(s),
Granite Counters, In-Law Floorplan,
Open Floorplan, Pantry, Recessed
Lighting
MAIN LEVEL BEDROOMS: 2
MAIN LEVEL BATHROOMS: 2

ACCESSIBILITY:
APPLIANCES: Dishwasher, Double
Oven, Disposal, Gas Cooktop,
Microwave, Refrigerator, Tankless
Water Heater
KITCHEN FEATURES: Built-in
Trash/Recycling, Granite Counters, Kitchen
Island, Kitchen Open to Family Room, Walk-
In Pantry
BATHROOM FEATURES: Bathtub, Shower,
Double Sinks in Primary Bath, Exhaust fan(s),
Main Floor Full Bath, Privacy toilet door,
Separate tub and shower, Soaking Tub, Walk-
in shower

FLOORING: Carpet, Tile, Vinyl
ENTRY LOC/ENTRY LVL: Front/1
FIREPLACE: Gas, Fire Pit, Great Room

EXTERIOR

EXTERIOR:
FENCING: Wood
DIRECTION FACES: North

SECURITY: Fire Sprinkler
System
SEWER: Public Sewer

LOT: Front Yard, Landscaped,
Sprinklers Drip System, Yard
POOL: Association,
Community

PATIO/PORCH: Concrete, Covered, Patio, Front
Porch
SPA: Association, Community

BUILDING

BUILDER NAME: Lennar Homes
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW: Double Pane
Windows, Plantation Shutters,
Screens

ROOF: Tile
FOUNDATION DTLs: Slab
PROP COND:

CONSTR MTLs: Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: Yes

GREEN VERIFICATION: No

POWER PROD TYPE: **Photovoltaics** POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:

POWER PROD ANNUAL STATUS: POWER PROD OWNERSHIP:
Owned

2021

COMMUNITY

HOA FEE: **\$77/Monthly**

HOA FEE 2:

HOA FEE 3:

OTHER FEES:

COMMUNITY: **Curbs, Fishing, Hiking , Gutters, Lake, Park, Sidewalks, Storm Drains, Street Lights, Suburban**

HOA NAME: **Heritage Lake**

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES: **Pickleball, Pool, Spa/Hot Tub, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Biking Trails, Clubhouse, Banquet Facilities, Recreation Room, Meeting Room, Call for Rules, Management**

HOA PHONE: **951-246-7678**

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **1**

UNITS IN COMMUNITY:

STORIES TOTAL: **2**

HOA MANAGEMENT NAME: **First Service Residential**

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**

PARCEL #: **333800028**

ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

LAND LEASE EXP DATE:

UTILITIES: **Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

ELECTRIC: **Photovoltaics**

Seller Owned

WATER SOURCE: **Public**

LOT SIZE DIM:

ASSESSMENTS: **Special**

Assessments, CFD/Mello-Roos

TAX LOT: **28**

TAX BLOCK:

TAX TRACT #: **34406-3**

ZONING:

TAX OTHER ASSESSMENT: **\$4,666**

TAX OTHER ASSESS SOURCE: **Assessor**

SCHOOL

HIGH SCHOOL DISTRICT: **Perris Union**

High

HIGH SCH DIST SOURCE:

ELEMENTARY:

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Menifee**

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Heritage**

HIGH SOURCE:

HIGH SCHOOL OTHER:

LISTING

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **Yes**

LEASE CONSIDERED?: **No**

CURRENT FINANCING: **Conventional**

POSSESSION: **Close Of Escrow**

SIGN ON PROPERTY?: **Yes**

CONTINGENCY LIST: **Standard Contract**

Contingencies

TERMS: **Cash, Conventional, Fannie Mae, FHA,**

Government Loan, VA Loan

LIST AGRMT: **Exclusive Right To Sell**

LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES: **CC And R's, Homeowners Association**

INTERNET, AVM?/COMM?: **Yes/Yes**

INTERNET?/ADDRESS?: **Yes/Yes**

NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **03/09/26**

START SHOWING DATE:

ON MARKET DATE: **04/23/26**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **06/08/26**

MOD TIMESTAMP: **06/08/26**

EXPIRED DATE: **09/08/26**

PURCH CONTRACT DATE: **05/08/26**

CLOSE DATE: **06/08/26**

CONTINGENCY:

No Seller contingency

PRIVATE REMARKS: See SOLAR info in the supplements including Edison bills. Please submit offers with pre-approval letter (PA) and Proof of Funds (POF) to Chris@GenungTeam.com and text to confirm offer received. Buyers may be asked to cross qualify. Offers reviewed with Seller as received.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**

SHOW CONTACT NAME: **Agent Chris**

SHOW CONTACT PH: **951-428-5127**

SHOW INSTRUCTIONS: **Please book with ShowingTime online (do not call the call center). Please give at least 2 hours notice as this home is owner occupied. Easy to show during standard hours 8AM to 8PM with available timeslots as setup in ShowingTime, but please do feel free to call / text Chris if you want / need something else that is not available. Combo box available as backup only. Call/text Chris at 951-428-5127 with any questions/problems.**

DIRECTIONS: **I-215 North right (east) on McCall Blvd. Left (north) on Aqua Dr. Left (west) on Caravel Dr. Right (north) on Big Bend Dr. Left (west) on Chandler Dr.**

LOCK BOX LOCATION: **Gas Meter**

LOCK BOX TYPE: **Combo, Supra**

OCCUPANT TYPE: **Owner**

OWNER'S NAME:

AGENT / OFFICE

LA: (**TLINGJES**) **Jessica Genung**

CoLA: **Christopher Genung**

LO: (**SWRBT**) **Real Brokerage Technologies**

LO PHONE: **619-663-8680**

CoLO: **Real Brokerage Technologies**

CoLO PHONE: **619-663-8680**

LA State License: **01876252**

CoLA State License: **01394664**

LO State License: **02022092**

LO FAX:

CoLO State License: **02022092**

CoLO FAX:

Offers Email: **Chris@GenungTeam.com**

CONTACT PRIORITY

1.CoLA CELL: **951-428-5127**

2.LA CELL: **760-212-7916**

COMPARABLE INFORMATION

CLOSE PRICE: **\$630,000**

LIST PRICE: **\$635,000**

LIST \$ ORIGINAL: **\$635,000**

PURCH CONTRACT DATE: **05/08/26**

COE DATE: **06/08/26**

DAM/CDAM: **15/15**

BUYER FINANCING: **FHA**

BA: (**SWBARAWAF**) **Wafaa**

Barajas

BO: **Mogul Real Estate**

BA State License: **01890287**

BO State License: **02165113**

CoBA: **()**

CoBO:

CoBA State License:

CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**

CONCESS PROP IMPROV COSTS \$: **\$0**

CONCESS BUYER BROKER FEE \$: **\$14,175**

CONCESS CLOSING COSTS \$: **\$0**

CONCESS OTHER COSTS \$: **\$0**

CONCESS AMOUNT (**TOTAL**) \$: **\$14,175**

CONCESSION CMTS: **None**

Exit McCall Blvd from 215 freeway, head east then turn right on Heritage Lake Dr, Turn left on Tall Ship Drive.



BED / BATH: 5/3,0,0,0
 SQFT(src): 2,728 (A)
 PRICE PER SQFT: \$262.10
 LOT(src): 10,019/0.23 (A)
 LEVELS: Two
 GARAGE: 3/Attached
 YEAR BUILT(src): 2017 (PUB)
 PROP SUB TYPE: SFR/D
 DAM / CDAM: 15/15
 SLC: Standard
 PARCEL #: 333700005
 LISTING ID: ND26095851

DESCRIPTION

Welcome to this beautifully upgraded home in the highly sought-after Heritage Lake community! This residence showcases updated landscaping, custom tile work in every bathroom and modern fixtures throughout. Additional features include a whole-house fan, a massive lot garage storage, and owned solar. This rare five-bedroom home offers a spacious open concept layout designed for both everyday living and entertaining. The kitchen is the heart of the home, featuring a large center island, abundant cabinetry, and a massive walk-in pantry, perfect for hosting gatherings of any size. A convenient main-floor bedroom and full bathroom provide an ideal setup for guests or multi-generational living. Situated on one of the largest lots in the entire community—spanning over 10,000 square feet—the backyard is a true private retreat. Enjoy mature fruit trees, a private garden, and a peaceful, secluded feel that's hard to find in Southern California. Located just moments from the clubhouse, residents enjoy access to Heritage Lake's resort-style amenities, including a junior Olympic-sized pool overlooking the 25-acre lake, splash park, paddle boating, catch-and-release fishing, and a scenic 1.3-mile walking trail with fitness stations. Sports courts for basketball, tennis, and soccer, along with numerous parks, offer endless opportunities for recreation. All of this, with convenient access to Temecula Valley wine country and premier shopping and dining at Menifee Town Center.

EXCLUSIONS:

INCLUSIONS:

AREA: SRCAR - Southwest
 Riverside County
 SUBDIVISION: /
 COUNTY: Riverside
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$699,000
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Driveway, Garage
 Faces Front, Garage - Single Door, Public, Street, Tandem Garage
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes
 ROOM TYPE: Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet, Walk-In Pantry
 EATING AREA: Family Kitchen, In Family Room, In Living Room

COOLING: Central Air, Whole House Fan
 HEATING: Natural Gas
 VIEW: Mountain(s), Neighborhood
 WATERFRONT: Fishing in Community, Includes Dock, Lake, Lake Front, Lake Privileges
 LAUNDRY: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: Planned Development

INTERIOR

INTERIOR: Ceiling Fan(s), High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters
 MAIN LEVEL BEDROOMS: 1
 MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: Doors - Swing In, Parking
 APPLIANCES: Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater
 KITCHEN FEATURES: Kitchen Island, Kitchen Open to Family Room, Quartz Counters, Walk-In Pantry
 BATHROOM FEATURES: Shower, Shower in Tub, Closet in bathroom, Double sinks in bath(s), Double Sinks in Primary Bath, Exhaust fan(s), Main Floor Full Bath, Quartz Counters, Separate tub and shower, Soaking Tub, Walk-in shower

FLOORING: Carpet, Tile, Vinyl
 ENTRY LOC/ENTRY LVL: 1/1
 FIREPLACE: None

EXTERIOR

EXTERIOR:
 FENCING: Brick, Wood
 DIRECTION FACES: West

SECURITY: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System
 SEWER: Public Sewer

LOT: Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Lot 10000-19999 Sqft, Sprinkler System, Yard
 POOL: Community, In Ground

PATIO/PORCH: Cabana, Covered, Patio Open, Porch
 SPA: None

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: Traditional
 DOOR: Sliding Doors
 WINDOW: Blinds, Insulated Windows

ROOF: Slate, Tile
 FOUNDATION DTLS: Slab
 PROP COND: Turnkey

CONSTR MTLS: Stucco, Vinyl Siding
 OTHER STRUCT:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
 UNCOVERED SPACES: 2

PARKING TOTAL: 5
 # REMOTES: 2

GARAGE SPACES: 3
 RV PARK DIM:

CARPORT SPACES: 0

GREEN

GREEN ENERGY GEN: Solar
 WALK SCORE:

GREEN ENERGY EFF: Appliances GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **Yes**POWER PROD TYPE: **Photovoltaics**

POWER PROD ANNUAL STATUS:

GREEN VERIFICATION: **No**

POWER PROD SIZE:

POWER PROD OWNERSHIP:
Owned

POWER PROD YR INSTALL: POWER PROD ANNUAL:

COMMUNITYHOA FEE: **\$76.5/Monthly**

HOA FEE 2:

HOA FEE 3:

OTHER FEES:

COMMUNITY: **Curbs, Dog Park,
Fishing, Gutters, Lake, Park,
Sidewalks, Storm Drains, Street
Lights**HOA MANAGEMENT NAME: **Heritage Lake**

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME: **Heritage Lake**

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES: **Pool, Picnic
Area, Playground, Biking
Trails, Maintenance Grounds,
Management**HOA PHONE: **951-246-7678**

HOA PHONE 2:

HOA PHONE 3:

OF UNITS: **1**# UNITS IN COMMUNITY: **1,500**STORIES TOTAL: **2****LAND**LAND LEASE?: **No**PARCEL #: **333700005**ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

LAND LEASE EXP DATE:

UTILITIES: **Cable Available,
Cable Connected, Electricity
Available, Electricity
Connected, Natural Gas
Available, Natural Gas
Connected, Phone Available,
Sewer Available, Sewer
Connected, Water Available,
Water Connected**ELECTRIC: **220 Volts in
Garage, Electricity - On
Property, Photovoltaics
Seller Owned, Standard
WATER SOURCE: Public**

LOT SIZE DIM:

ASSESSMENTS: **None**TAX LOT: **5**

TAX BLOCK:

TAX TRACT #: **34406-4**

ZONING:

TAX OTHER ASSESSMENT: **\$0**TAX OTHER ASSESS SOURCE: **Unknown****SCHOOL**HIGH SCHOOL DISTRICT: **Perris Union****High**HIGH SCH DIST SOURCE: **Public Records**ELEMENTARY: **Mesa View**

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Heritage**

HIGH SOURCE:

HIGH SCHOOL OTHER:

LISTING

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **No**LEASE CONSIDERED?: **No**CURRENT FINANCING: **VA**POSSESSION: **Close Of Escrow**SIGN ON PROPERTY?: **Yes**CONTINGENCY LIST: **Standard Contract****Contingencies**CONTINGENCY: **N/A****PRIVATE REMARKS:**TERMS: **Cash to New Loan, VA Loan**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES: **CC And R's, Homeowners Association**INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes****DATES**LIST CONTRACT DATE: **04/17/26**START SHOWING DATE: **05/08/26**ON MARKET DATE: **05/08/26**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **06/25/26**MOD TIMESTAMP: **06/25/26**EXPIRED DATE: **10/17/26**PURCH CONTRACT DATE: **05/23/26**CLOSE DATE: **06/25/26****SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**SHOW CONTACT NAME: **Heather Parkes**SHOW CONTACT PH: **619.851.8266**LOCK BOX LOCATION: **Right side of Home**LOCK BOX TYPE: **SentriLock, Supra**OCCUPANT TYPE: **Owner**

OWNER'S NAME:

SHOW INSTRUCTIONS: Currently under Active Under Contract. Seller willing to accept backup offers. Showing by appointment only. If you have any questions whatsoever please don't hesitate to reach out directly.**DIRECTIONS: Exit McCall Blvd from 215 freeway, head east then turn right on Heritage Lake Dr, Turn left on Tall Ship Drive.****AGENT / OFFICE**LA: (**ND190008**) **Randall Parkes**CoLA: **Heather Parkes**LO: (**ND16119**) **Compass**LO PHONE: **619-353-5828**CoLO: **Compass**CoLO PHONE: **619-353-5828**LA State License: **02108698**CoLA State License: **02129191**LO State License: **01527365**

LO FAX:

CoLO State License: **01527365**

CoLO FAX:

Offers Email: **randall.parkes@compass.com****CONTACT PRIORITY**1.LA CELL: **7608147259**2.OFFERS: **randall.parkes@compass.com****COMPARABLE INFORMATION**CLOSE PRICE: **\$715,000**LIST PRICE: **\$699,000**LIST \$ ORIGINAL: **\$699,000**PURCH CONTRACT DATE: **05/23/26**COE DATE: **06/25/26**DAM/CDAM: **15/15**BUYER FINANCING: **Conventional**BA: (**820027**) **Jill Huhn**BO: **1st Choice Home Team**BA State License: **02191173**BO State License: **02191768**CoBA: (**)**

CoBO:

CoBA State License:

CoBO State License:

CONCESS FINANCING COSTS \$: **\$0**CONCESS PROP IMPROV COSTS \$: **\$0**CONCESS BUYER BROKER FEE \$: **\$14,300**CONCESS CLOSING COSTS \$: **\$15,000**CONCESS OTHER COSTS \$: **\$0**CONCESS AMOUNT (**TOTAL**) \$: **\$29,300**CONCESSION CMTS: **Seller provided a closing cost credit of \$15,000**