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LUXURY PROPERTIES

*INFORMATION SHEET*

**17370 RODEO ROAD**

LAKE ELSINORE, CA 92530



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## PROPERTY INFO

Address: 17370 Rodeo Road  
Area: Southwest Riverside County  
County: Riverside  
Parcel Number: 385-190-029  
Listing Price: \$1,598,880  
Approx. Sq Ft (ADU): 980 sq ft (Assessor)  
Total Lot Size: Over 40,000 sq ft  
Zoning: R-1A-2 1/2  
Property Type: Single Family Residence (Detached)  
Structure Type: House  
Subtype: Custom Built, Ranch  
Bedrooms: 4 on Main Level, plus 2 in ADU  
Bathrooms: 4 on Main Level, plus 1 in ADU  
Stories: 1

### Garage & Parking

- Attached Garage: Yes, 3 Spaces
- Parking Options: Auto Driveway Gate, Built-In Storage, Direct Garage Access, Garage Faces Side, Guest Parking, Oversized, RV Access/Parking, RV Potential

## FEATURES AND AMENITIES

### Interior:

- Interior Features: Bar, Built-in Features, Ceiling Fans, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Wet Bar, Wired for Data
- Room Types: All Bedrooms Down, Bonus Room, Den, Dressing Area, Entry, Family Room, Formal Entry, Foyer, Great Room, Guest/Maid's Quarters, Laundry, Living Room, Main Floor Primary Bedroom, Recreation Room, Utility Room, Walk-In Closet, Walk-In Pantry
- Kitchen Features: Granite and Quartz Counters, Island, Open to Family Room, Pots & Pan Drawers, Remodeled Kitchen, Self-Closing Cabinet Doors, Stone Counters, Walk-In Pantry
- Appliances: 6-Burner Stove, Built-In Range, Convection Oven, Double Oven, Freezer, Gas Range, Microwave, Range Hood, Recirculated Exhaust Fan, Refrigerator, Self-Cleaning Oven, Warming Drawer

### Heating & Cooling:

- Cooling: Central Air, High Efficiency, Zoned
- Heating: Central, Fireplace(s), Forced Air, Propane
- Fireplace: Family Room, Primary Bedroom, Masonry

### Bathrooms:

- Features: Bathtub, Shower, Closet in Bathroom, Double Sinks, Jetted Tub, Linen Closet, Remodeled, Separate Tub and Shower, Stone Counters, Vanity Area, Walk-in Shower

## PROPERTY INFO

### Exterior & Lot Details

- Exterior: Lighting
- Fencing: Cross-Fenced, Excellent Condition, Masonry, Security, Split Rail, Wire, Wrought Iron
- Direction Facing: Not Specified
- Security Features: Automatic Gate, Security Lights, Smoke Detectors

### Outdoor Features:

- Lot Characteristics: Agricultural, Tree/Orchard, Front Yard, Horse Property, Corners Marked, Paved, Sprinkler System
- Patio/Porch: Front Porch, Patio
- View: Mountain(s), Neighborhood

### Community & Association

- Community Features: Hiking Trails, Horse Trails
- HOA: Rancho Capistrano
  - Fee: \$100 Monthly
  - Amenities: Barbecue, Playground, Tennis Court(s), Clubhouse
  - Management: Ralston Mgmt
  - Contact Number: (951) 296-9030

### Additional Property Information

#### Utilities:

- Water Source: Public
- Sewer: Conventional Septic
- Connected Utilities: Electricity, Propane, Water Connected

Assessments: Estimated \$21 (Other Assessments)

School District: Lake Elsinore Unified

#### Additional Units (ADU):

- ADU Type: Standard
- Living Area: 980 sq ft
- Bedrooms/Bathrooms: 2 Bed, 1 Bath
- Kitchen Features: Refrigerator, Sink

Property Condition: Turnkey

Other Structures: Guest House (Detached), Shed(s), Two Structures on Lot

## LISTING DESCRIPTION

## 17370 RODEO ROAD

LAKE ELSINORE, CA 92530

Welcome to 17370 Rodeo Road, a stunning ranch estate home nestled in the exclusive gated equestrian community of Rancho Capistrano near Rancho Mission Viejo. This brand-new luxury residence spans approximately 4750 sqft, plus a 650 sqft attached garage, and is set on a sprawling 2.3-acre lot. The open floor plan includes a separate dining room, family room, and great room with a modern fireplace and a vast wet bar, perfect for entertaining.

The gourmet kitchen is a chef's dream, featuring granite countertops, open shelves, a commercial-grade Bertazzoni dual fuel stove, a large double farm sink, a custom island with a built-in microwave oven/convection oven and warming drawer, ample storage, and a walk-in pantry.

The luxurious master suite boasts a gas fireplace, French doors with vineyard views, two large walk-in closets, and an elegant bathroom with double sinks, a jacuzzi tub, and a spacious walk-in shower. Three additional oversized bedrooms and three bathrooms provide ample space for family and guests. The expansive outdoor space offers endless possibilities, from building your dream equestrian facilities to creating organic gardens. Enjoy community and mountain horse trails, hiking, biking, and other outdoor adventures right at your doorstep.

The location is ideal for equestrian enthusiasts, being strategically situated between two top AA-rated equestrian horse show grounds. Modern conveniences include super high-speed internet, wireless connectivity throughout, and smart home features, making working from home seamless. Additionally, the property includes a grandfathered-in, updated 975 sqft detached ADU with 2 bedrooms and 1 bathroom, perfect for rental income or accommodating guests or a caretaker.

Rancho Capistrano is a serene and secure community, offering the best of equestrian and outdoor lifestyles amidst breathtaking scenery. Close proximity to gorgeous beaches and Lake Elsinore provides opportunities for water sports and fishing. Embrace the enviable ranch life you've always dreamed of at 17370 Rodeo Road. With its modern amenities, luxurious living spaces, and prime location, this home is a rare find in Southern California. Don't miss the opportunity to tour your future home while it's still available!