



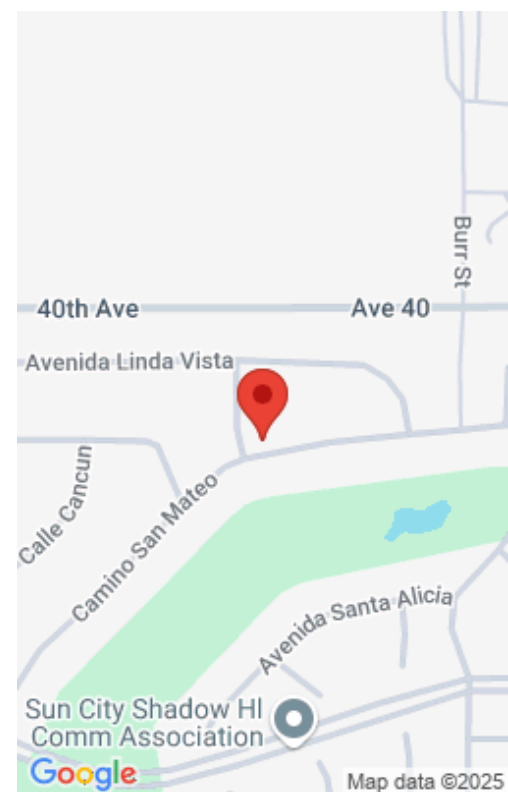
**\$446,000**

## **40168 CALLE LAS POSITAS, INDIO, CA, US, 92203**

<https://scottnewtonrealestate.com>

Welcome to a Cozy & Comfortable Pool Home in the Gorgeous Community of Sun City Shadow Hills - This Home offers all the Creature Comforts of a Much Larger Home without all the Costs & Upkeep. This San Ysidro is an Open Floor Plan w/High Ceilings, Freshly Painted in a Soft Tone, Easy-Care Wood Laminate [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1463 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 6970 sq ft  
**Subdivision Name:** Sun City Shadow Hills  
**Lot Size Acres:** 0 acres

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area:** 1463 sq ft  
**Year built:** 2004  
**Bathrooms Full:** 1  
**County:** Riverside

# Building Details

**Cooling features:** Air Conditioning, Ceiling Fan(s), Central Air  
**Garage spaces:** 2  
**Sewer:** In Street Paid  
**StoriesTotal:** 1  
**Levels:** Ground Level, No Unit Above

**Building Area Total:** 1463 sq ft  
**Architectural Style:** Ranch  
**Heating:** Central, Fireplace(s), Forced Air, Natural Gas  
**Roof:** Concrete, Tile

# Amenities & Features



<b>Laundry Features:</b> Gas Dryer Hookup, Electric Dryer Hookup, Individual Room <b>Electric:</b> In Laundry, In Kitchen <b>Association Amenities:</b> Tennis Courts, Banquet Facilities, Billiard Room, Card Room, Controlled Access, Fitness Center, Golf - Par 3, Golf Course, Meeting Room, Other Courts, Recreation Room, Sauna, Sport Court <b>Parking Features:</b> Covered, Driveway, Garage Door Opener, Total Covered Spaces, Side By Side <b>WaterSource:</b> Water District	<b>Pool Features:</b> Heated, In Ground, Lap, Private, Community, Salt Water, Pebble <b>Flooring:</b> Ceramic Tile, Laminate <b>Fencing:</b> Block, Privacy, Stucco Wall, Wrought Iron  <b>Fireplace Features:</b> Gas, Gas Log, Gas Starter, Glass Doors <b>Appliances:</b> Convection Oven, Dishwasher, Disposal, Dryer, Electric Oven, Exhaust Fan, Gas Cooktop, Microwave Oven, Refrigerator, Washer, Water Line to Refrigerator <b>Lot Features:</b> Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Private, Corner Lot <b>Patio And Porch Features:</b> Concrete Slab, Covered <b>Fireplaces Total:</b> 1 <b>Community Features:</b> Street Lighting, Dog Park, Curbs, Golf Course Within Development, Pickle Ball Courts
<b>Interior Features:</b> All Bedrooms Down, Master Suite, Walk In Closet, Granite Counters, Open Floorplan, Recessed Lighting <b>Window Features:</b> Double Pane Windows, Low Emissivity Windows, Screens, Shutters <b>Exterior Features:</b> Solar System Owned <b>Senior Community:</b> 1	

## Fees & Taxes

<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Clubhouse, Security
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## Miscellaneous

<b>Road Surface Type:</b> Paved	<b>CrossStreet:</b> San Mateo & Calle Las Positas
<b>Listing Terms:</b> Cash, Cash to New Loan, Conventional	<b>Special Listing Conditions:</b> Standard

## Courtesy of



List Office Name: HomeSmart

