



\$545,000

40259 CALLE CANCUN, INDIO, CA, US, 92203

<https://scottnewtonrealestate.com>

Welcome to 40259 Calle Cancun, a beautifully upgraded SAN BENITO model on a quiet street near the front gate of Sun City Shadow Hills. This oversized lot features a built-in stainless steel BBQ island, tranquil rock fountain, peek-a-boo mountain views, and spacious interiors including 2 bedrooms, a den, hobby room, and a great room with [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2147 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2 baths	Area: 2147 sq ft
Lot size: 9148 sq ft	Year built: 2004
Subdivision Name: Sun City Shadow Hills	Bathrooms Full: 2
Lot Size Acres: 0 acres	County: Riverside

Building Details

Cooling features: Air Conditioning, Ceiling Fan(s), Central Air	Building Area Total: 2147 sq ft
Garage spaces: 3	Sewer: In, Connected and Paid
Heating: Central, Fireplace(s)	StoriesTotal: 1
Levels: One	

Amenities & Features

Flooring: Tile	Association Amenities: Tennis Courts, Banquet Facilities, Barbecue, Billiard Room, Bocce Ball Court, Clubhouse, Fitness Center, Golf Course, Guest Parking, Meeting Room, Management, Pet Rules, Recreation Room, Sport Court
Parking Features: Driveway, Garage Door Opener, Golf Cart Garage	Fireplace Features: Gas, Glass Doors, Living Room
Fireplaces Total: 1	Senior Community: 1

Fees & Taxes

Association Fee Frequency: Monthly



Miscellaneous

CrossStreet: Avenida Olivia and Calle Cancun **Listing Terms:** Cash, Conventional, VA Loan
Special Listing Conditions: Standard

Courtesy of

List Office Name: The Agency

