

# \$399,900 - 41575 Via Arleta, Indio

MLS® #219122352DA

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## \$399,900

2 Bedroom, 2.00 Bathroom, 1,571 sqft  
Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Motivated Seller - Priced to Sell! Located in the desirable 55+ active adult community of Sun City Shadow Hills, this beautifully maintained San Vicente floor plan offers 1,571 sq ft of stylish, single-level living on a private corner lot with stunning mountain views and spectacular sunsets. The western exposure and extended patio with Alumawood cover and artificial turf create a low-maintenance outdoor retreat--perfect for relaxing or entertaining. Don't miss this opportunity--seller is motivated and open to a short escrow! Schedule your private tour today! This 2-bedroom, 2-bath home includes a versatile den/office, ideal for guests or hobbies. The primary suite offers peaceful mountain views, while the guest room provides ample comfort and privacy. Recent updates include new toilets, garage door opener, updated outlets and dimmer switches, new ceiling fans, and solar window shades, enhancing both efficiency and style. Mature ficus trees add lush greenery and privacy, making the outdoor space feel like a personal oasis. Inside enjoy oversized porcelain tile flooring throughout, enhancing the home's bright and airy feel. The open-concept layout features a spacious great room, flowing into a dining area and a chef's kitchen with granite countertops, double ovens, a breakfast nook, and bar seating. Upgrades include a new dishwasher, refrigerator, sink, faucet, and disposal, offering modern convenience. Residents of Sun City Shadow Hills enjoy resort-style amenities,



including golf, pools, fitness centers, clubs,  
and more.

Built in 2005

### **Essential Information**

MLS® #	219122352DA
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,571
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jelmborg Team
Listing Office	KW Coachella Valley

### **Community Information**

Address	41575 Via Arleta
Area	309 - Indio North of East Valley
Subdivision	Sun City Shadow Hills (30921)
City	Indio
County	Riverside
Zip Code	92203

### **Amenities**

Amenities	Bocce Court, Billiard Room, Clubhouse, Fitness Center, Golf Course, Game Room, Meeting/Banquet/Party Room, Tennis Court(s), Controlled Access, Lake or Pond, Meeting Room, Pet Restrictions, Recreation Room
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
Security	Gated Community, 24 Hour Security

### **Exterior**

Exterior	Stucco
Lot Description	Corner Lot, Drip Irrigation/Bubblers, Sprinkler System, Planned Unit Development
Roof	Tile
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Tile
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	133
Short Sale	N
RE / Bank Owned	N

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