

# **\$519,000 - 40637 Calle Balderas, Indio**

MLS® #219122573DA

**\$519,000**

2 Bedroom, 3.00 Bathroom, 2,230 sqft

Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Reduced - One of the Lowest price per square foot Homes in the community. Beautiful & spacious dream home in Sun City Shadow Hills, a highly desirable 55+ gated community. The Castellano floor plan is 2,230 sq. ft.

Owner has recently refreshed the interior with new paint, new carpet in bedrooms, side concrete walkway, new garage A/C, garage paint & decorative coating on the floor. Two spacious bedrooms, 2.5 bathrooms & 2 bonus rooms - currently used as dining and office.

Enjoy crown moulding details. The kitchen is a chef's delight, boasting beautiful wood cabinetry, granite countertops, stainless steel appliances & a large center island that is perfect for entertaining. The primary bedroom is a private retreat featuring a large walk-in closet & luxurious en-suite bathroom with dual vanities, shower & soaking tub. At the opposite side of the home is a second bedroom that offers plenty of space for guests. Outdoors, you will enjoy a private backyard with a covered patio, grassy area & putting green.

The home also includes an attached 2-car plus golf cart garage. This home comes with an owned solar system to potentially save on electricity. Sun City Shadow Hills has low HOA dues, giving access to incredible amenities: two 18-hole golf courses, indoor-outdoor pools, fitness centers, tennis courts, pickleball, bocce ball, and numerous clubs and activities.

The community is close to shopping, dining, and entertainment, making this the perfect place to enjoy the best of 55+ living. Some



Furnishings and golf cart negotiable.

Built in 2006

## Essential Information

MLS® #	219122573DA
Price	\$519,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Jones
Listing Office	HomeSmart

## Community Information

Address	40637 Calle Balderas
Area	309 - Indio North of East Valley
Subdivision	Sun City Shadow Hills (30921)
City	Indio
County	Riverside
Zip Code	92203

## Amenities

Amenities	Billiard Room, Clubhouse, Sport Court, Golf Course, Meeting Room, Other Courts, Pet Restrictions, Recreation Room, Tennis Court(s), Racquetball
Utilities	Cable Available
Parking Spaces	9
Parking	Direct Access, Garage, Golf Cart Garage, Garage Door Opener
# of Garages	3
Garages	Direct Access, Garage, Golf Cart Garage, Garage Door Opener
Security	Gated Community, 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Planned Unit Development, Sprinkler System
Windows	Shutters
Roof	Concrete
Construction	Stucco
Foundation	Slab

## **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, High Ceilings, Primary Suite, Utility Room
Appliances	Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## **Additional Information**

Date Listed	January 10th, 2025
Days on Market	126
Short Sale	N
RE / Bank Owned	N

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