

# \$399,900 - 40751 Calle Los Osos, Indio

MLS® #219122740DA

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Welcome to this charming Canterra model home located in the desirable Sun City Shadow Hills community. Upon arrival, you're greeted by well-maintained landscaping with rock and greenery leading to the entrance. Inside, the open floorplan features a spacious kitchen with granite countertops, wooden cabinets, and stainless steel appliances. The home boasts tile flooring throughout, with carpeted bedrooms for added comfort. The master suite includes dual vanities, a walk-in closet, and ample space. Generous cabinet storage in the kitchen and bathrooms offers convenience, while a dedicated utility room adds to the home's functionality. The backyard is an entertainer's dream, with lush greenery, three fountains, and a raised patio. A Pergola Alumawood cover over the back patio creates an inviting outdoor retreat. Additional features include plantation shutters throughout, a new thermostat operable from your phone, a hot water circulating pump, and termite rodding treatment completed in 2022. With an updated refrigerator, AC, and abundant storage, this home offers a comfortable, low-maintenance lifestyle in the heart of Sun City Shadow Hills.



Built in 2006

## Essential Information

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Price \$399,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,257
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jelmburg Team
Listing Office	KW Coachella Valley

## Community Information

Address	40751 Calle Los Osos
Area	309 - Indio North of East Valley
Subdivision	Sun City Shadow Hills (30921)
City	Indio
County	Riverside
Zip Code	92203

## Amenities

Amenities	Billiard Room, Bocce Court, Clubhouse, Controlled Access, Fire Pit, Fitness Center, Game Room, Golf Course, Lake or Pond, Management, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Pet Restrictions, Playground, Recreation Room, Security, Sport Court, Tennis Court(s)
Parking Spaces	4
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
Security	Gated Community, 24 Hour Security

## Exterior

Lot Description	Back Yard, Close to Clubhouse, Drip Irrigation/Bubblers, Front Yard, Planned Unit Development
Windows	Shutters
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Utility Room
Appliances	Gas Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 6th, 2025
Days on Market	174
Short Sale	N
RE / Bank Owned	N

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