

\$469,000 - 81623 Avenida Sombra, Indio

MLS® #219126853DA

\$469,000

2 Bedroom, 2.00 Bathroom, 1,763 sqft
Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Welcome to Sun City Shadow Hills, the premier 55+ community where resort-style living meets everyday comfort. This beautifully maintained and furnished Avalino floor plan, spanning 1,763 square feet, offers an elegant and inviting retreat with a coveted south-facing backyard that basks in abundant natural light. Step inside to an open and airy layout, where a gourmet kitchen awaits with stainless steel appliances, granite countertops, and a wrap-around breakfast bar--perfect for casual mornings or hosting lively gatherings. A spacious walk-in pantry and ample cabinetry ensure plenty of storage, making this kitchen as functional as it is stylish. Beyond the great room, a versatile den with doors provides the ideal home office, library, extra bedroom, or cozy retreat space. Both bedrooms are designed with comfort in mind, each featuring generous walk-in closets. The primary suite is a private sanctuary boasting dual vanities, a luxurious soaking tub, and a separate glass-enclosed shower. Outside, your own backyard oasis awaits. An extended patio cover offers shade over the outdoor living area, while lush desert landscaping creates a serene, resort-like ambiance--perfect for unwinding or entertaining guests under the starlit desert sky. Golf cart is included! Residents of Sun City Shadow Hills enjoy an unparalleled lifestyle with access to two championship golf courses, two clubhouses, state-of-the-art fitness centers, sparkling pools, tennis and pickleball courts,



and an array of social clubs and activities. With reasonable HOA dues and a prime location just minutes from fine dining, upscale shopping, and the renowned Acrisure Arena, this exceptional property offers the best of desert luxury living.

Built in 2007

Essential Information

MLS® #	219126853DA
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,763
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sheri Dettman And Assoc...
Listing Office	Equity Union

Community Information

Address	81623 Avenida Sombra
Area	309 - Indio North of East Valley
Subdivision	Sun City Shadow Hills (30921)
City	Indio
County	Riverside
Zip Code	92203

Amenities

Amenities	Barbecue, Bocce Court, Cable TV, Clubhouse, Controlled Access, Fitness Center, Golf Course, Maintenance Grounds, Management, Meeting Room, Pet Restrictions, Recreation Room, Security, Sport Court, Tennis Court(s), Trash
Utilities	Cable Available
Parking Spaces	4
Parking	Direct Access, Driveway, Garage, Garage Door Opener

# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener
View	Peek-A-Boo
Has Pool	Yes
Pool	Community, Electric Heat, In Ground, Lap
Security	Gated Community, 24 Hour Security

Exterior

Exterior	Stucco
Lot Description	Drip Irrigation/Bubblers, Landscaped, Planned Unit Development, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Furnished, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Disposal, Freezer, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas, Zoned
Cooling	Central Air, Zoned
# of Stories	1
Stories	One

Additional Information

Date Listed	March 19th, 2025
Days on Market	213
Short Sale	N
RE / Bank Owned	N

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