

\$545,000 - 40259 Calle Cancun, Indio

MLS® #219131953DA

\$545,000

3 Bedroom, 2.00 Bathroom, 2,147 sqft
Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Welcome to 40259 Calle Cancun - a beautifully upgraded SAN BENITO model located on a peaceful street near the main entrance 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 fireplace. With recent interior paint, granite kitchen, and a two-car garage plus golf cart storage, this home is move-in ready so you can immediately enjoy the vibrant 55+ resort lifestyle. Seller is willing to assist with buyer incentives, including a temporary interest rate buydown (down to 5%), closing cost credit, with an acceptable offer. A great opportunity to help buyers secure more favorable financing on this exceptional property.



Built in 2004

Essential Information

MLS® #	219131953DA
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,147
Acres	0.21
Year Built	2004

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	The Borromeo Group
Listing Office	The Agency

Community Information

Address	40259 Calle Cancun
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, Sport Court, Fitness Center, Golf Course, Meeting Room, Management, Meeting/Banquet/Party Room, Barbecue, Pet Restrictions, Recreation Room, Tennis Court(s)
Parking Spaces	3
Parking	Driveway, Garage, Golf Cart Garage, Garage Door Opener
# of Garages	3
Garages	Driveway, Garage, Golf Cart Garage, Garage Door Opener
Security	Gated Community, 24 Hour Security

Exterior

Lot Description	Planned Unit Development, Sprinkler System
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Interior

Interior	Stone, Tile
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, See Through
# of Stories	1
Stories	One

Additional Information

Date Listed	June 26th, 2025
Days on Market	91

Short Sale N

RE / Bank Owned N

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