

# **\$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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