

\$469,777 - 80880 Avenida Santa Regina, Indio

MLS® #219135669DA

\$469,777

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

Sun City Shadow Hills (30921), Indio,

REDUCED TO THE RIDICULOUS.. This SAN BENITO MODEL is one of the most popular plans in Sun City Shadow Hills. Features 2 bedrooms, a Den PLUS additional OFFICE or the grand kids small bedroom when they come to visit. Features that were upgraded in this home are as follows, NEW INTERIOR PAINT completed 12/09/25, New WATER Heater(2024) NEW Carrier Air Conditioner(2025), New upgraded custom window covers which open to the top or to the bottom. The window covers facing WEST are heavy duty to help block out the sun when needed as well as window tint film and something to remember; PHASE 1 was quality built using 2X6 construction, extra insulation and hung insulation for best weather efficiency and Savings on utilities. Main flooring has a been upgraded to a Engineered Click Bamboo. The kitchen appliances have all been upgraded to beautiful Stainless Steel, including a convection oven and carousel microwave. Most cabinets have pull out sections for easy access and maximum storage. The master bedroom suite is extremely spacious for a king size bed, nightstands, dresser and a very spacious and comfortable sitting area. The double vanity bathroom is also spacious and features a shower stall, a separate bath tub, commode and a walk in closet. The home also has a 2 car garage plus a coveted GOLF CART Space; That 's what I'm talking about all you golfers. This home is also equipped with low



maintenance landscape so you can spend more time enjoying this awesome neighborhood! Sun City Shadow Hills includes a PGA style regulation golf course, a TOP RATED par 3 golf course and an 18 hole miniature putting venue, ALL with beautiful Mountain, Lakes and Fairway views! SCSH is centrally located with easy access to the freeway, close to shopping, grocery stores, your choice of restaurants from casual to fine dining and in many different cuisine styles. And don't forget you are in the South-Coast, Golf Mecca with over 130 golf courses to choose from, both private and public. An added note for those traveling from a distance, The Palm Springs Airport is also within a 25 minute drive. SCSH is a 55+ community with 2 fitness centers, interior pool, 2 exterior pools, 1 good restaurant, Tennis, Pickle-Ball and Bocce Ball Courts, a billiards room, many social clubs and so much more. Don't miss out on this GREAT OPPORTUNITY given by this motivated seller. CALL to schedule your PRIVATE SHOWING NOW. To View the amenities and social clubs and other detailed info. GO to www.SCSHCSCom

Built in 2004

Essential Information

| | |
|----------------|-----------------------------|
| MLS® # | 219135669DA |
| Price | \$469,777 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,147 |
| Acres | 0.16 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary, Modern, Ranch |

| | |
|----------------|-----------------------------|
| Status | Closed |
| Listing Agent | The Pena Group |
| Listing Office | The Real Estate Company Inc |

Community Information

| | |
|-------------|----------------------------------|
| Address | 80880 Avenida Santa Regina |
| Area | 309 - Indio North of East Valley |
| Subdivision | Sun City Shadow Hills (30921) |
| City | Indio |
| County | Riverside |
| Zip Code | 92203 |

Amenities

| | |
|----------------|--|
| Amenities | Barbecue, Billiard Room, Bocce Court, Clubhouse, Controlled Access, Fire Pit, Fitness Center, Golf Course, Lake or Pond, Maintenance Grounds, Management, Meeting Room, Other Courts, Paddle Tennis, Pet Restrictions, Picnic Area, Recreation Room, Sauna, Security, Sport Court, Tennis Court(s) |
| Utilities | Cable Available |
| Parking Spaces | 4 |
| Parking | Direct Access, Driveway, Garage, Garage Door Opener, Golf Cart Garage, Permit Required, Side By Side |
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage, Garage Door Opener, Golf Cart Garage, Permit Required, Side By Side |
| Security | Gated Community, Resident Manager, 24 Hour Security |

Exterior

| | |
|-----------------|---|
| Exterior | Stucco |
| Lot Description | Back Yard, Close to Clubhouse, Drip Irrigation/Bubblers, Front Yard, Landscaped, Level, Planned Unit Development, Rectangular Lot, Sprinklers Timer, Sprinkler System, Yard |
| Windows | Blinds, Double Pane Windows, Jalousie, Screens, Tinted Windows |
| Roof | Concrete, Tile |
| Construction | Stucco |
| Foundation | Permanent |

Interior

| | |
|-------------------|--|
| Interior | Bamboo, Carpet, Tile |
| Interior Features | All Bedrooms Down, Breakfast Area, Breakfast Bar, Built-in Features, Main Level Primary, Open Floorplan, Primary Suite, Recessed Lighting, |

| | |
|--------------|--|
| | Separate/Formal Dining Room, Walk-In Closet(s) |
| Appliances | Dishwasher, Disposal, Electric Cooktop, Electric Oven, Gas Water Heater, Hot Water Circulator, Ice Maker, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater, Water To Refrigerator |
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Central Air, Dual |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|----------------------|
| Date Listed | September 19th, 2025 |
| Days on Market | 150 |
| Short Sale | N |
| RE / Bank Owned | N |

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