

# \$475,000 - 3706 Balsa Avenue, Yucca Valley

MLS® #25535809

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,538 sqft

Residential on 0 Acres

N/A, Yucca Valley,

Turn-Key STR Opportunity with Pool, Spa & Owned Solar Fully Furnished Modern Desert Home! Built in 2022, this high-performing 3-bed, 2-bath modern on nearly half an acre delivers everything investors seek: strong nightly rates, low maintenance, and energy efficiency. The open-concept great room features vaulted ceilings, waterproof plank flooring, and a designer kitchen with quartz counters, Samsung stainless appliances, and a large center island. The primary suite opens directly to a covered patio overlooking the pool and spa perfect for a five-star guest experience. Outdoors, guests enjoy a private heated pool and spa, lounge deck, and uninterrupted desert and mountain views under clear night skies. Smart-home upgrades include owned 4.9 kW solar, Tesla EV charger, tankless water heater, and R-21 insulated 2x6 walls for optimized operating costs. Delivered fully furnished and stocked, this home is ready to start producing income from day one. Comparable STRs in this corridor gross between \$80K-\$100K annually with seasonal rate adjustments and 65-75% occupancy (buyer to verify). Benefit from potential bonus depreciation and favorable STR tax treatment while owning a tangible lifestyle asset minutes from downtown Yucca Valley and Joshua Tree National Park. Neighboring 20,000 SF lot available separately (MLS 25-550109) for expansion, additional unit, or future appreciation play.



## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 25535809                      |
| Price          | \$475,000                     |
| Bedrooms       | 3                             |
| Bathrooms      | 2.00                          |
| Full Baths     | 2                             |
| Square Footage | 1,538                         |
| Acres          | 0.46                          |
| Year Built     | 2022                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Style          | Modern                        |
| Status         | Closed                        |
| Listing Agent  | Shawn S. Kormondy             |
| Listing Office | Keller Williams Beverly Hills |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3706 Balsa Avenue        |
| Area        | DC573 - Mesa School Area |
| Subdivision | N/A                      |
| City        | Yucca Valley             |
| County      | San Bernardino           |
| Zip Code    | 92284                    |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Circular Driveway, Garage, Direct Access, Door-Multi |
| # of Garages   | 2  |
| Garages        | Circular Driveway, Garage, Direct Access, Door-Multi |
| View           | Desert, Mountain(s), Rocks                           |
| Has Pool       | Yes  |
| Pool           | Private  |
| Security       | Carbon Monoxide Detector(s)                          |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Exterior        | Stucco                |
| Lot Description | Back Yard, Front Yard |

|              |        |
|--------------|--------|
| Construction | Stucco |
| Foundation   | Slab   |

## **Interior**

|              |  |
|--------------|--|
| Interior     | Laminate   |
| Appliances   | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer |
| Heating      | Central  |
| Cooling      | Central Air  |
| Fireplaces   | None   |
| # of Stories | 1  |
| Stories      | One  |

## **Additional Information**

|                 |               |
|-----------------|---------------|
| Date Listed     | May 8th, 2025 |
| Days on Market  | 232           |
| Zoning          | HV/RS-14M     |
| Short Sale      | N             |
| RE / Bank Owned | N             |

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