

# **\$635,000 - 6264 Manzanita Way, Riverside**

MLS® #CV25021128

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## **\$635,000**

4 Bedroom, 3.00 Bathroom, 2,217 sqft  
Residential on 0 Acres

N/A, Riverside,

This home qualifies for a \$20k grant (you do not have to pay it back! FREE Money) through the Ladder up program. Ask for details.

Immaculate 4-Bedroom Home with Den  
(Optional 5th Bedroom) in Gated Atherton  
Square

Welcome to your dream home in the highly desirable gated community of Atherton Square! This spacious and versatile two-story residence features 4 bedrooms plus a downstairs den that can easily be converted into a 5th bedroom, making it perfect for families, guests, or a home office setup.

Ideally located just steps from the clubhouse, pool, spa/hot tub, BBQ area, and other community amenities like basketball courts and a community garden, this home also offers quick access to UCR, Cal State San Bernardino, the University of Redlands, and downtown Riverside.

Step inside to find travertine tile flooring throughout the lower level, an open-concept family room with a cozy gas fireplace, built-in entertainment center, surround sound, and CAT 5 wiring. The beautifully appointed kitchen features custom maple cabinetry with pull-out drawers, dark granite countertops, a center island with bar seating, and stainless-steel appliances. A built-in workstation/media center adds flexibility for



study or remote work.

Upstairs showcases gorgeous hardwood flooring, a spacious loft, and all four bedrooms. The elegant primary suite features a private balcony overlooking the park, an en-suite bathroom with granite counters, a step-up Roman soaking tub, and a separate shower. All secondary bedrooms include mirrored wardrobe doors and ceiling fans, with one offering built-in cabinetryâ€”perfect for added storage, a private office, or a study space. The hall bath includes dual sinks and maple cabinetry.

Enjoy the outdoors with two side yards, one of which features a built-in Lyon BBQ and prep counter, perfect for entertaining. Additional upgrades include plantation shutters, decorative baseboards, modern lighting, an indoor laundry room with direct garage access, whole-house fan, and a water softener system.

Included in the sale: Washer, Dryer, Refrigerator, Water Softener System, and Ring Doorbell.

This move-in-ready home offers comfort, style, and flexibilityâ€”all in a prime location. Whether you're upsizing, relocating, or investing, this property is ready to welcome you home.

Schedule your private tour today!

Built in 2007

**Essential Information**

MLS® #	CV25021128
Price	\$635,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,217
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sonja Coffee
Listing Office	RE/MAX CHAMPIONS

## Community Information

Address	6264 Manzanita Way
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92504

## Amenities

Amenities	Barbecue, Billiard Room, Clubhouse, Maintenance Grounds, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Spa/Hot Tub, Sport Court
Utilities	Sewer Connected
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes
Pool	Association, Community

## Exterior

Lot Description	Close to Clubhouse
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## Interior

Interior	Wood, Stone
Interior Features	Walk-In Closet(s), Built-in Features, Eat-in Kitchen, Granite Counters, High Ceilings, Loft, Open Floorplan, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Wired for Sound
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Barbecue, Built-In Range, Gas Range, Gas Water Heater, Water Heater, Water Softener

Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Riverside Unified
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## Additional Information

Date Listed	January 29th, 2025
Days on Market	113
Short Sale	N
RE / Bank Owned	N

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