

# **\$475,000 - 12812 Rain Shadow Road, Victorville**

MLS® #CV25045439

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## **\$475,000**

3 Bedroom, 2.00 Bathroom, 1,821 sqft  
Residential on 0 Acres

N/A, Victorville,

This meticulously clean home in the desirable Spring Valley Lake community is waiting just for you! This 3-bedroom, 2-bathroom treasure spans 1,821 sq ft and boasts a host of modern upgrades, including a recently updated kitchen and freshly painted interior, making it move-in ready. As you enter, youâ€™ll be captivated by the open and airy floor plan, enhanced by high ceilings and gorgeous solid hardwood flooring. The kitchen is a chefâ€™s dream, equipped with newer Samsung stainless steel appliances; refrigerator, gas range, microwave and dishwasher, which are less than 2 years old and all included! There are beautiful granite counters with space for meal prep all around, especially with the gigantic breakfast bar. The adjacent dining area flows seamlessly into the living room, which features a cozy fireplace â€“ perfect for relaxing evenings. The spacious primary bedroom offers a tranquil retreat with a huge walk-in closet and its en-suite bathroom. Both bathrooms have granite countertops, shower/tub combos and tile flooring. While both guest bedrooms are generous in size, they are ideal for guests or as versatile space for an office or hobbies. The large inside laundry room is complete with storage cabinets. The oversized 3-car garage has a TON of storage cabinets and the floor has been epoxy painted. Outside, there is a wonderful backyard patio, perfect for BBQ parties, with space left to add your own flare. This home is located within the SVL community that provides 24 hour patrolled



security for peace of mind. Enjoy the residentâ€™s amenities; including a lake, beach, and 3 parks, 2 dog parks, 9 fishing spots, sports parks, horse trails, Equestrian Center â€“ perfect for a vibrant, active lifestyle. Donâ€™t miss your chance to own this exceptional home!

Built in 2001

**Essential Information**

MLS® #	CV25045439
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,821
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Amanda Vaage
Listing Office	FIRST TEAM REAL ESTATE

**Community Information**

Address	12812 Rain Shadow Road
Area	VIC - Victorville
Subdivision	N/A
City	Victorville
County	San Bernardino
Zip Code	92395

**Amenities**

Amenities	Meeting Room, Recreation Room, Security, Barbecue, Clubhouse, Dock, Dog Park, Horse Trails, Picnic Area, Pier, Playground, Sport Court
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Electricity Connected, Natural Gas Connected, Sewer

	Available, Underground Utilities, Water Available, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	Mountain(s), Neighborhood
Waterfront	Beach Access, Lake Privileges
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Front Yard, Landscaped, Near Park, Sprinkler System, Street Level, Rectangular Lot
Windows	Blinds, Drapes
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, Storage, All Bedrooms Down, Walk-In Closet(s), High Ceilings, Primary Suite, Recessed Lighting, Walk-In Pantry
Appliances	Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Free-Standing Range, Freezer, Gas Cooktop, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Victor Valley Union High
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## Additional Information

Date Listed	March 1st, 2025
Days on Market	5
Zoning	RS

Short Sale                      N

RE / Bank Owned        N

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