

# **\$445,000 - 13001 Shearwater Road, Victorville**

MLS® #CV25055285

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## **\$445,000**

5 Bedroom, 2.00 Bathroom, 2,033 sqft  
Residential on 0 Acres

N/A, Victorville,

Move-In Ready with RV Perks & No HOA –  
Your Perfect Home Awaits!

Love RVs but not HOAs? This beautifully maintained, move-in-ready home is your dream come true! Why settle when you can have it all? With timeless charm and exceptional condition, this 5-bedroom, 2-bathroom home offers 2,033 sq. ft. of stylish comfort on a spacious 9,000 sq. ft. lot.

RV Ready: Beyond the double-wide gate, this spacious driveway provides easy access for your RV with a 50-amp electrical hookup and sewer dump port. It can also accommodate your RV, boat, or extra vehicles.

**Curb Appeal & Easy Access:**

Arrive to a thoughtfully designed, upgraded xeriscape front yard and a wide, welcoming driveway – ideal for your RV, boat, or other vehicles.

**Inviting Interiors:** Step inside to discover a dual-sided fireplace serving the family and dining areas. The nicely updated kitchen boasts granite countertops and upgraded appliances.

**Rest & Relaxation:** The master suite is a true retreat, complete with an additional attached sitting/retreat/bonus room perfect for reading, TV time, or even a home gym. Bedrooms 2 and 3 are generously sized, while Bedroom 4 is versatile enough to serve as a guest room or home office. Enjoy all-new double-pane vinyl windows and the clean look of popcorn-free ceilings.

**Prime Location:** Perfectly situated in the heart



of Victorville, just 9 minutes from Victor Valley Mall, fantastic dining options, shopping hubs, and top-tier schools.

An opportunity like this is rare—schedule a tour today to explore this gem firsthand. You have to see it to believe it! Note: Buyer and Buyer’s Agent are advised to conduct any and all inspections and to independently verify the accuracy of information found in the MLS, such as square footage, lot size, zoning, permits, and other details.

Built in 1990

**Essential Information**

MLS® #	CV25055285
Price	\$445,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,033
Acres	0.21
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Baldwin Lopez
Listing Office	KELLER WILLIAMS COVINA

**Community Information**

Address	13001 Shearwater Road
Area	VIC - Victorville
Subdivision	N/A
City	Victorville
County	San Bernardino
Zip Code	92392

**Amenities**

Parking Spaces	2
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Parking	Direct Access, Garage, Boat, Concrete, Oversized, RV Access/Parking, RV Gated, RV Hook-Ups
# of Garages	2
Garages	Direct Access, Garage, Boat, Concrete, Oversized, RV Access/Parking, RV Gated, RV Hook-Ups
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Dining Room, Multi-Sided, See Through
# of Stories	1
Stories	One

## School Information

District	Victor Valley Unified
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## Additional Information

Date Listed	January 9th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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