

# **\$415,000 - 35531 Bella Vista Drive, Yucaipa**

MLS® #CV25195490

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## **\$415,000**

2 Bedroom, 1.00 Bathroom, 995 sqft  
Residential on 0 Acres

N/A, Yucaipa,

Perfect for a First Time Buyer or Anyone Looking to Downsize! Cute Home with Nice Curb Appeal and Located on a Well Maintained Street. Plenty of Room to Park Multiple Vehicles including Room for an RV or Boat! Covered Front Entry Welcomes you into the Family Room with Cozy Fireplace and a Wonderful View of the Mountains you can Enjoy while sipping your coffee from the Comfort of your couch. Galley Kitchen Features a Rounded Countertop Area with Display Shelving & Cabinet and includes Dishwasher, Gas Cooktop & Oven. The Adjacent Dining Area has Entry into the Enclosed Patio Space which offers Many Possibilities for the Space to be used as a Home Office, Gym or Craft Room! Both Bedrooms have Hardwood Flooring, Mirrored Closet Doors & Ceiling Fans. There is Direct Access through the Kitchen into the Oversized 2 car Garage which has a Work Bench area with Window View into the Backyard, Laundry with Utility Sink. Outside you'll Enjoy the Large Private Backyard with Shade Tree and Alumawood Patio Cover. Additional Perks include Central Heat & Air, Whole House Fan, Dual Paned Windows Throughout, Newer Water Heater & All New Installation. This Nicely Priced Home is being sold AS IS and is Ready for you to Make it your Own!



Built in 1963

## **Essential Information**

MLS® #	CV25195490
Price	\$415,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	995
Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amy Heffelfinger
Listing Office	Century 21 Masters

### Community Information

Address	35531 Bella Vista Drive
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Direct Access, Garage Faces Front, RV Potential, Workshop in Garage
# of Garages	2
Garages	Garage, Direct Access, Garage Faces Front, RV Potential, Workshop in Garage
View	Mountain(s), Neighborhood
Pool	None

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Level, Yard
Roof	Common Roof
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Eat-in Kitchen, Galley Kitchen, Tile Counters, Utility Room
Appliances	Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Yucaipa/Calimesa Unified
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## Additional Information

Date Listed	August 22nd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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