

\$427,000 - 310 Shining Rock, Beaumont

MLS® #IG24227363

\$427,000

2 Bedroom, 2.00 Bathroom, 1,794 sqft
Residential on 0 Acres

FOUR SEASONS AT BEAUMONT, Beaumont,

REDUCTION IN PRICE - Welcome to this ARBORS MODEL (Beautifully Maintained Single Level 2 BR + 2 BA + OFFICE/DEN - 1,794 SQ FT) located in Four Seasons, a Luxury Active Adult 55+ Community. This great home has a LOW MELLO ROOS for Lower Taxes! Features include: Attractive Laminate Flooring (Carpet in Bedrooms); Custom Ceiling Fans & Light Fixtures; Large Windows which give Wonderful Natural Light Flow; Family/Living Room is Adjacent to a Great Entertainers Kitchen, with a Cozy Fireplace (Electric & Gas with custom Mantle), Pantry, Granite Counters & Large Island, and Sliding Doors to a right-sized Fully Fenced Yard which offers Lemon & Kumquat Trees, Grassy Area and Colorful Mature Landscape, in a Serene Private Yard. Sales Price includes Refrigerator, Washer & Dryer..... FOUR SEASONS goes beyond just a place to live - It's a vibrant community designed to keep you Active & Engaged, offering: THREE Club Houses; A Restaurant; Beauty Salon; Massage Parlor and Facial Salon; THREE Swimming Pools & Spa Areas with one Indoor Heated Pool; Movie Theatre; Billiards, 3 FITNESS CENTERS with state-of-the-art equipment, BBQ & Picnic Areas, Tennis Courts; PICKLE BALL COURTS, Paddle Tennis, Shuffleboard, Horseshoe and Putting Green, 6+ MILES of Nature/Hiking Trails; DOG PARK, and So Many Wonderful Activities & Clubs to meet new Friends and be as Active as you choose. FOUR SEASONS is



approximately 30 miles from Palm Springs, at a higher elevation for a cooler climate to experience all of the four Seasons; Close to Shopping Centers, (including the World Famous Cabazon Outlet) Restaurants & Casinos, MEDICAL CENTERS/FACILITIES (Literally across the street from Loma Linda & Beaver Medical) - This Picturesque Community is surrounded by rich ranch lands with a Scenic backdrop of 2 Mountain ranges.

Built in 2009

Essential Information

MLS® #	IG24227363
Price	\$427,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,794
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Angle-davis
Listing Office	55+ REAL ESTATE INC

Community Information

Address	310 Shining Rock
Area	263 - Banning/Beaumont/Cherry Valley
Subdivision	FOUR SEASONS AT BEAUMONT
City	Beaumont
County	Riverside
Zip Code	92223

Amenities

Amenities	Controlled Access, Outdoor Cooking Area, Pet Restrictions, Barbecue, Billiard Room, Bocce Court, Clubhouse, Dog Park, Fire Pit, Fitness Center, Game Room, Guard, Management, Meeting/Banquet/Party Room, Meeting Room,
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	Paddle Tennis, Pets Allowed, Pickleball, Picnic Area, Pool, Recreation Room
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Neighborhood, Courtyard
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Gated with Attendant, Gated with Guard, Resident Manager, Security Guard

Exterior

Lot Description	Lawn, Yard, Landscaped, Sprinkler System, Walkstreet
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Interior

Interior	Carpet, Laminate, Tile
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s), All Bedrooms Down, Dressing Area
Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Beaumont
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Additional Information

Date Listed	November 5th, 2024
Days on Market	298
Short Sale	N
RE / Bank Owned	N

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