

# **\$468,000 - 263 Broadriver Trail, Beaumont**

MLS® #IG25024092

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## **\$468,000**

2 Bedroom, 2.00 Bathroom, 1,738 sqft

Residential on 0 Acres

FOUR SEASONS, Beaumont,

Sought After SANCTUARY MODEL (1,738 Sq Ft) with PAID OFF SOLAR (Single Level 2 BR + 2 BA + Den). Features & Upgrades (Recent \$75K+) include: (3/24) Upgraded Entire Home Heating & Air Ductwork System; Paid Off Solar & Whole House Water Purification System; Rich Wood-look Flooring (Carpet in BR's); Remodeled Kitchen & Baths; All New Appliances included in Price; Separate Laundry Room Front Loading Washer & Dryer Included; Tankless Water Heater; Spacious Butler's Pantry; Alumawood Patio Cover in Yard; Drought Resistant Landscape, and a 'like new' feel - its so well-maintained. This Move-In Ready Home is located on a Picturesque, Quiet Cul-d-Sac Street. FOUR SEASONS Offers: A Restaurant that Delivers; THREE Club Houses; 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; PickleBall/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 2014

### Essential Information

MLS® #	IG25024092
Price	\$468,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,738
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Angle-davis
Listing Office	55+ REAL ESTATE INC

### Community Information

Address	263 Broadriver Trail
Area	263 - Banning/Beaumont/Cherry Valley
Subdivision	FOUR SEASONS
City	Beaumont
County	Riverside
Zip Code	92223

### Amenities

Amenities	Pickleball, Pool, Spa/Hot Tub, Fire Pit, Sauna
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage

View	Neighborhood
Has Pool	Yes
Pool	Association, Community
Security	Gated Community, Gated with Attendant, Gated with Guard, Resident Manager, Security Guard, 24 Hour Security

## Exterior

Lot Description	Cul-De-Sac, Front Yard, Landscaped, Walkstreet, Yard
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## Interior

Interior	Laminate, See Remarks
Interior Features	All Bedrooms Down, Primary Suite, Walk-In Closet(s), Walk-In Pantry
Appliances	Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	None, Living Room
# of Stories	1
Stories	One

## School Information

District	Beaumont
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## Additional Information

Date Listed	February 1st, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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