

\$485,000 - 35446 Yucaipa Boulevard, Yucaipa

MLS® #IG25042226

\$485,000

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0 Acres

N/A, Yucaipa,

Looking for a highly upgraded and absolutely adorable single story home? Look no more! This fabulous farmhouse home features: Almost 1,000 sf. of living space, 2 bedrooms and 2 bathrooms, and living room that flows around to the dining area and stunning kitchen. The kitchen features white "Cafe" appliances, granite counter tops, large farmhouse style sink, gorgeous cabinetry, recessed lighting, and wood tile flooring. Both bathrooms have been completely upgraded with designer tile, shower/bathtub, vanities, recessed lighting, and fixtures. Bonus features include: Paid for solar system, complete with battery backup (2024); Upgraded composition roof with upgraded plywood and radiant barrier (2023); Upgraded central HVAC system; Upgraded electrical panels; Upgraded plumbing and water heater; Upgraded dual pane windows and solid core doors; Upgraded insulation throughout home and attic; Upgraded garage door and opener; Interior and exterior paint, along with crown molding, baseboards, and window/door trim; Re-landscaping of yards and concrete back patio; And approved plans/permits for an ADU at the rear of the property - water meter was already upgraded! There is an alleyway for additional access to the rear of the property, making it even better for future tenants, etc. for future ADU. As you can already tell, no expenses, efforts, nor time were spared, as the current owners have taken this 1946 house and created a 2025 master piece that is



ready for it's next owner to enjoy for years to come! Located near local shopping centers/restaurants/uptown Yucaipa, easy freeway access, the Yucaipa Performing Arts Center, and so much more! Come and see for yourself today!

Built in 1946

Essential Information

MLS® #	IG25042226
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	910
Acres	0.17
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandon Mihld
Listing Office	RE/MAX ADVANTAGE

Community Information

Address	35446 Yucaipa Boulevard
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	1
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Gated
# of Garages	1

Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Gated
View	Hills, Mountain(s)
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Composition

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Built-in Features, See Remarks
Appliances	Dishwasher, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Yucaipa/Calimesa Unified
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Additional Information

Date Listed	February 26th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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