

# \$799,000 - 35408 Avenue H, Yucaipa

MLS® #IG25071940

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## \$799,000

4 Bedroom, 2.00 Bathroom, 2,713 sqft  
Residential on 2 Acres

N/A, Yucaipa,

Welcome to your dream ranch-style home in Yucaipa, one of the area's most desirable communities! This charming property features 4 roomy bedrooms and 2 bathrooms, set within a sprawling single-story layout of 2,713 sq ft. Step inside through gorgeous double doors with tasteful stained glass, and you'll find the perfect place for family gatherings, with an open-concept design that connects the kitchen, living room, and family room. The kitchen leads to a bright dining area, where you can enjoy lovely views through large windows. Cozy up next to the inviting wood-burning fireplace, perfect for chilly evenings! There's a handy 20x25 attached storage/workshop for all your tools and a shared guest area that's perfect for in-laws or could be rented out for extra income. With about 80% of the back of the house being glass, enjoy sweeping views of the beautiful Oak Glen mountains and lush landscaping. Plus, a lovely garden and fruit trees await outside, along with a detached workshop on a 24x36 concrete slab that includes a small office. The front land is flat and buildable, measuring approximately 400x94 ft, giving you tons of options! Plenty of room to subdivide and create 3 parcels out of this property. Remodel main house to your dream home and build 2 additional homes on the remaining lots after you subdivide or sell the subdivided lots. Many options!

Built in 1952



## Essential Information

MLS® #	IG25071940
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,713
Acres	1.80
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Joseph Estrada
Listing Office	FAMILY TREE REALTY, INC.

## Community Information

Address	35408 Avenue H
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

## Amenities

Utilities	Sewer Connected, Water Connected, Natural Gas Available
Parking Spaces	2
Parking	Garage, Door-Multi, RV Access/Parking, Storage, Workshop in Garage
# of Garages	2
Garages	Garage, Door-Multi, RV Access/Parking, Storage, Workshop in Garage
View	Hills, City Lights, Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Concrete, Drywall, Frame, Plaster, Wood Siding
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Garden, Horse Property, Lawn, Level, Lot Over 40000 Sqft, Paved, Sprinkler System, Trees, Yard
Windows	Blinds, Stained Glass

Roof	Composition
Construction	Brick, Concrete, Drywall, Frame, Plaster, Wood Siding
Foundation	Slab

## **Interior**

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Storage, All Bedrooms Down, Primary Suite, Eat-in Kitchen, Open Floorplan, Tile Counters, Utility Room, Workshop
Appliances	Dishwasher, Electric Cooktop, Gas Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## **School Information**

District	Yucaipa/Calimesa Unified
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## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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