

# **\$475,000 - 35155 Avenue C, Yucaipa**

MLS® #IG25078932

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## **\$475,000**

3 Bedroom, 2.00 Bathroom, 1,236 sqft  
Residential on 0 Acres

N/A, Yucaipa,

Step back in time, walk into "Old World Charm" is this amazing retro 1916 home, featuring three bedrooms, One full bathroom with refinished counters, a deep tub for relaxation, 2nd bathroom has a shower with newer counters as well. PICTURE THIS: friends and family gathering together enjoying the open spacious kitchen, dining room & living room area, enjoying a meal or sitting at this H-U-G-E breakfast bar laughing and remembering how much fun it is just to be together. A mixture of RETRO & NEW in this amazing kitchen, with an "old school retro" double sink with drainboard, a garden window to enjoy nature and plants that you've positioned perfectly. Enormous free standing range/oven, refrigerator, dishwasher, loads of cupboards and counter space! Off the kitchen is a separate mud room than has storage AND a Washer & Dryer, with a second access to the driveway and backyard. 7 ceiling fans, NEW Windows & huge pantry. Keep walking back to discover the three bedrooms PLUS an XTRA room for ?? office? hobby? craft?...and keep on walking through a door that leads to a beautiful screened in porch, overlooking a h-u-g-e backyard, area for a gazebo, or BBQ center or whatever you want to place there! Wired for a Jacuzzi too! Yes, a TREEHOUSE still exists that the Seller built for his family! Behind the two car garage is an elongated workshop that still stores much of seller's woodworking, etc. PLUS, a fenced in dog run, fenced RV?BOAT/TOYS area (access from easement



alley), swing set and a lush lawn with sprinkler system. OK>>>words cannot describe this, LET'S GO SEE THIS CHARMER NOW! This home is priced to sell fast, sitting on .26 acres, waiting for YOU!

Located just three blocks from Historic Uptown Yucaipa, this residence offers unparalleled access to a lively community rich in culture and entertainment. Residents can enjoy: Yucaipa Performing Arts Center (YPAC): A short stroll away, YPAC hosts concerts, theater productions, and community events year-round. The home's proximity allows residents to enjoy live performances from the comfort of their porch during outdoor concerts, while its excellent insulation ensures a peaceful indoor environment.

Annual Festivals: Experience events like the Yucaipa Music & Arts Festival every May, featuring live entertainment, art displays, and family-friendly activities.

Dining and Nightlife: A variety of restaurants, wine bars, and breweries are within walking distance, catering to diverse culinary tastes.

Built in 1915

Essential Information

MLS® #	IG25078932
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,236
Acres	0.26
Year Built	1915
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Nancy Turner

Listing Office      REALTY ONE GROUP ROADS

## Community Information

Address                    35155 Avenue C  
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         12  
Parking                   Concrete, Door-Multi, Driveway, Garage, One Space, On Site, Oversized, RV Access/Parking, See Remarks, Side By Side, Unpaved, Workshop in Garage  
# of Garages             2  
Garages                   Concrete, Door-Multi, Driveway, Garage, One Space, On Site, Oversized, RV Access/Parking, See Remarks, Side By Side, Unpaved, Workshop in Garage  
View                      Neighborhood  
Pool                        None  
Security                   Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior                   Lap Siding  
Exterior Features        Awning(s), Rain Gutters  
Lot Description           Back Yard, Front Yard, Landscaped, Near Park, Sprinkler System, Street Level, Yard, Near Public Transit, Trees  
Windows                   Blinds, Drapes, Screens  
Roof                        Shingle  
Construction            Lap Siding  
Foundation               Slab

## Interior

Interior                   Vinyl, Wood  
Interior Features        Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Eat-in Kitchen, Laminate Counters, Pantry, Unfurnished, See Remarks, Utility Room, Workshop  
Appliances               Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Free-Standing Range

Heating	Central, Forced Air
Cooling	Central Air, Gas
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Yucaipa/Calimesa Unified
High	Yucaipa

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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