

\$399,000 - 35756 Grandview Drive, Yucaipa

MLS® #IG25139374

\$399,000

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0 Acres

N/A, Yucaipa,

Charming Starter Home in Prime Yucaipa Location! Welcome to 35756 Grandview Dr, a cozy 2-bedroom, 1-bathroom home with a unpermitted bonus bedroom for 3rd bedroom as well as a bonus bathroom for 2nd bathroom. Home is a spacious 1,170 square feet of potential. Nestled in a quiet neighborhood, this home is ideal for first-time buyers or those looking to downsize and personalize a space of their own. Step inside to find tile flooring in the bathroom, a durable cast-iron tub, and dual-pane windows in every room except the bonus bedroom. The roof is approximately 10 years old, offering peace of mind for years to come. Outside, enjoy your own private mini orchard with a variety of fruit trees including lemon, lime, plum, persimmon, navel orange, and pomelo, along with flourishing grapevines—a gardener's delight! Enjoy morning walks just 3 minutes away at Flag Hill Veterans Memorial Park or spend your weekends at the nearby Yucaipa Regional Park, only a 4-minute drive. The property also includes a 1-car detached garage and a low-maintenance yard. With a little TLC, this home has great potential to shine. Don't miss the opportunity to own a piece of Yucaipa in a prime, park-adjacent location! Did I mention the huge lot with plenty of room for a pool and an ADU in back! Call today for your private showing!

Built in 1930



Essential Information

MLS® #	IG25139374
Price	\$399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.33
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Estrada
Listing Office	FAMILY TREE REALTY, INC.

Community Information

Address	35756 Grandview Drive
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	1
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Yard
Roof	Composition, Shingle

Interior

Interior	Tile, Vinyl
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Interior Features	Ceiling Fan(s), All Bedrooms Down
Heating	Wall Furnace
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Yucaipa/Calimesa Unified
Elementary	Ridgeview
Middle	Park
High	Yucaipa

Additional Information

Date Listed	June 20th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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