

\$589,900 - 34722 Fairport Way, Yucaipa

MLS® #IG25156852

\$589,900

3 Bedroom, 3.00 Bathroom, 2,150 sqft
Residential on 0 Acres

N/A, Yucaipa,

Elegant Single-Story Residence with Bonus Room in Desirable Chapman Heights - Welcome to 34722 Fairport Way, a stunning Contemporary Mediterranean-style home nestled on a peaceful, tree-lined street in the highly sought-after Chapman Heights community. This rare, one-owner, single-level property is on the market for the very first time and offers timeless curb appeal with lush landscaping, a charming front porch, and a tile roof that completes its Southern California elegance. Inside, you'll find a thoughtfully designed open floor plan where the kitchen, dining, and living areas flow effortlesslyâ€”ideal for entertaining and everyday comfort. Soaring ceilings, expansive windows, and a cozy fireplace create a bright, inviting space with tranquil views of the beautiful backyard. This home offers 3 spacious bedrooms, 3 bathrooms, and a versatile bonus room, perfect as a home office, gym, playroom, or guest suite. The oversized primary suite is a true retreat, featuring its own sitting area or office space, private backyard access, and a luxurious en-suite bath with soaking tub, walk-in shower, dual vanities, and walk-in closet. Additional highlights include an indoor laundry room, a covered patio for year-round outdoor living, and FULLY PAID SOLAR for energy efficiency. The three-car garage provides ample space for vehicles, storage, or recreational gear. Set in one of Yucaipaâ€™s most desirable neighborhoods, this home combines elegance, function, and



location. Enjoy low HOA dues, close proximity to Yucaipa Regional Park, Yucaipa Valley Golf Club, and the seasonal charm of Oak Glen, perfect for apple picking, hiking, and enjoying the outdoors. This is a rare opportunity to own a highly sought-after single-story layout with bonus space, mature landscaping, and incredible pride of ownership in Chapman Heights. Schedule your private showing today and discover the lifestyle waiting for you at Fairport Way. Meanwhile, make sure to check out the VIRTUAL TOUR!

Built in 2002

Essential Information

MLS® #	IG25156852
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,150
Acres	0.19
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Ranch
Status	Closed
Listing Agent	Jenelle Tollefson
Listing Office	TNG Real Estate Consultants

Community Information

Address	34722 Fairport Way
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

Amenities

Amenities	Dog Park, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected, Underground Utilities
Parking Spaces	3
Parking	Garage, Direct Access, Driveway, Driveway Level, Garage Door Opener
# of Garages	3
Garages	Garage, Direct Access, Driveway, Driveway Level, Garage Door Opener
View	Neighborhood
Pool	None
Security	Security System

Exterior

Lot Description	Yard, Level
Roof	Tile

Interior

Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Jack and Jill Bath, Main Level Primary, Primary Suite, Tile Counters, Walk-In Pantry
Appliances	Disposal, Water Heater, Gas Range, Gas Water Heater, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Yucaipa/Calimesa Unified
----------	--------------------------

Additional Information

Date Listed	July 12th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 20th, 2025 at 11:21pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.