

# **\$559,900 - 35814 Anderson Street, Beaumont**

MLS® #IG25233464

**\$559,900**

4 Bedroom, 3.00 Bathroom, 2,332 sqft

Residential on 0 Acres

Beaumont, Beaumont,

Welcome to this beautifully maintained home that shows true pride of ownership.

On the main level, you'll find a thoughtfully placed guest bedroom with a full bathroom nearby—perfect for visitors or multi-generational living. The spacious laundry room offers ample storage, while a versatile bonus room with double doors can be used as an office, dining room, or extra bedroom to fit your needs.

The heart of the home is the open-concept living area, seamlessly connecting the kitchen, dining, and family room. The kitchen features abundant storage, stainless steel appliances, and a butcher block island—ideal for everyday living or entertaining. Sliding doors open to the backyard, providing the perfect spot for gatherings or simply relaxing outdoors.

Upstairs, the expansive primary suite offers a private ensuite bathroom with a separate toilet room and a large walk-in closet. Two additional bedrooms and another full bathroom complete the second floor.

The tandem three-car garage provides generous parking and storage space, with plenty of room to create a drop zone or in-garage mudroom to keep everything organized.

This home is enhanced with modern



smart-home features, including a smart thermostat, garage door opener, and updated sprinkler system—all programmable and controllable from your phone. The property also includes a reverse osmosis system, delivering purified water through a dedicated sink spout and directly to the refrigerator line. A whole-house water softener adds a luxury touch—providing safer, less harsh water throughout the home.

As part of the Fairway Canyon community, residents enjoy access to beautifully maintained common areas, a refreshing pool, high-speed internet, and a full-size gym less than a mile away.

This home is the perfect blend of comfort, technology, and community—don't miss the opportunity to make it yours!

Built in 2006

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | IG25233464              |
| Price          | \$559,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,332                   |
| Acres          | 0.12                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Lisa Duarte             |
| Listing Office | LEGACY GROUP REALTY     |

## Community Information

|         |                                      |
|---------|--------------------------------------|
| Address | 35814 Anderson Street                |
| Area    | 263 - Banning/Beaumont/Cherry Valley |

|             |           |
|-------------|-----------|
| Subdivision | Beaumont  |
| City        | Beaumont  |
| County      | Riverside |
| Zip Code    | 92223     |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Picnic Area, Playground, Pool, Spa/Hot Tub |
| Parking Spaces | 3  |
| # of Garages   | 3  |
| View           | Neighborhood, Canyon, City Lights          |
| Has Pool       | Yes  |
| Pool           | Community, Association                     |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s), Bedroom on Main Level |
| Heating           | Central                                  |
| Cooling           | Central Air                              |
| Fireplace         | Yes                                      |
| Fireplaces        | Family Room                              |
| # of Stories      | 2  |
| Stories           | Two                                      |

## School Information

|          |          |
|----------|----------|
| District | Beaumont |
|----------|----------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 7th, 2025 |
| Days on Market  | 5                 |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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