

# \$640,000 - 618 Via La Paloma, Riverside

MLS® #IV25029790

**\$640,000**

2 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0 Acres

N/A, Riverside,

Welcome to this enchanting single-story home nestled in the highly sought-after Canyon Hills community of Canyon Crest in Riverside. As you arrive, you'll be greeted by a stunning stamped concrete driveway and a custom carriage-style garage door, exuding elegance and charm. The fenced entry courtyard leads you to the exquisite leaded glass double doors, setting the tone for the beauty within. Step inside to discover a spacious living room with vaulted ceilings, luxurious floated flooring, and a brick wood-burning gas assist fireplace. The dining room shares the vaulted ceilings and has a sliding door opening to a covered patio, offering mountain and city light views. The kitchen is a chef's dream, boasting Corian countertops, a seamless sink, soft-close cabinets and drawers, and top-of-the-line Jen Aire appliances. The family room, open to the kitchen, features a sliding door to the side patio adorned with lush potted plants, creating a perfect indoor-outdoor flow. Down the hall, the guest bedroom is spacious and inviting with windows overlooking the front yard and entry courtyard. This room is ideal for a home office or a welcoming retreat for guests. The hall bathroom is a full bath with a custom tile tub-shower combo and a single-sink Corian vanity. The main bedroom is a serene sanctuary, featuring a sliding door to the patio, perfect for enjoying evening views of the city lights across the arroyo and golf course. With vaulted ceilings and a spacious closet with custom built-ins, this room offers a sense of



openness and tranquility. The main bathroom includes a walk-in shower with custom tile and a Corian counter and sink. Outside, the wrap-around patio with stamped concrete accents provides entertainment options and privacy. The alumawood patio cover offers shade for spacious al fresco dining amidst a garden of potted plants. Additional highlights include an indoor laundry room with a large sink and direct access from the family room to an oversized two-car garage with epoxy floors and ample storage. This home was meticulously gutted and refurbished in 2008, with tasteful updates and upgrades throughout, including double pane windows, floated flooring, a new oversized HVAC system, a new garage door, and an attic fan in the garage. This home is conveniently close to UCR, shopping, transportation, and downtown entertainment and restaurants. Perfect for those who appreciate quality craftsmanship and beautiful design, this home is a true gem.

Built in 1980

## Essential Information

MLS® #	IV25029790
Price	\$640,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,767
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Charlotte Mc Kenzie
Listing Office	COLDWELL BANKER REALTY

## Community Information

Address	618 Via La Paloma
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92507

## Amenities

Amenities	Clubhouse, Maintenance Front Yard, Pool
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	City Lights, Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Association, Community, In Ground

## Exterior

Exterior	Frame
Lot Description	Back Yard, Front Yard, Near Public Transit, Zero Lot Line
Windows	Double Pane Windows
Roof	Composition
Construction	Frame
Foundation	Slab

## Interior

Interior	Laminate, See Remarks
Interior Features	All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Breakfast Bar, Brick Walls, Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Solid Surface Counters
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Wood Burning
# of Stories	1

Stories One

## School Information

District	Riverside Unified
Elementary	Emerson
Middle	University
High	North

## Additional Information

Date Listed	February 6th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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