

# \$615,000 - 22361 Raven Way, Grand Terrace

MLS® #IV25155557

**\$615,000**

3 Bedroom, 2.00 Bathroom, 1,396 sqft

Residential on 0 Acres

N/A, Grand Terrace,

**\*\*BACK ON THE MARKET\*\*** No fault of the sellers or inspections! This beautifully maintained single-story pool home offers everything you need to kick back, cool off, and live your best Inland Empire life. From the moment you pull up, you'll notice the pride of ownership â€“ with lush landscaping, great curb appeal, and a welcoming double-door entry that sets the tone. Step inside and you'll be greeted by warm new tile floors that run through the living room, hallway, and all bedrooms â€“ no carpet, no problem. Exterior was painted within the last few years.

The living room features a cozy step-down design and a fireplace â€“ perfect for holiday hangouts or movie nights. New contemporary light fixtures. The formal dining area and bright kitchen are ready to host everything from pancake breakfasts to midnight snacks. The kitchen includes natural wood cabinetry, tons of storage, an extended countertop bar, and even a built-in desk nook â€“ perfect for homework, remote work, or paying bills while pretending you're on Pinterest. Newer dishwasher and large sink makes doing dishes easy. AC unit is serviced 2 times a year and the home is equipped with the ECOBEE wifi smart thermostat.

Down the hall, you'll find all bedrooms tucked away for privacy. The primary bedroom features a large walk-in closet and a beautifully updated ensuite bathroom with modern tile



and a walk-in shower. The second bathroom is equally updated and stylish. New lighting, ceiling fans, hardware and toilets

Now let's talk about the backyard oasis because this is where summer happens. Step through the French doors and out to your private patio, sparkling pool, and spa. Whether you're floating, hosting, or just soaking up the sun, this space is ready for it all. This is a heated pool and spa and can be converted to salt water. New heater, pump and led lights! Backyard has two patio covers and includes the mounted TV, electric heater and electric outlets all ready wired and ready for entertaining. Artificial turf, new custom brick retaining wall and expanded stamped concrete. Let's not forget about the plum, guava, apricot, orange and apple trees!

Attached 2-car garage, with new garage door motor and epoxy flooring. Located on a large corner lot. Easy access to local parks, schools, and shopping.

Built in 1978

## Essential Information

MLS® #	IV25155557
Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,396
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephen Rudnicki
Listing Office	RE/MAX Foothills

## Community Information

Address	22361 Raven Way
Area	266 - Grand Terrace
Subdivision	N/A
City	Grand Terrace
County	San Bernardino
Zip Code	92313

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinkler System, Yard
Windows	Blinds, Plantation Shutters
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Ceiling Fan(s), Solid Surface Counters, All Bedrooms Down, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Water Heater, Exhaust Fan, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Colton Unified
High	Grand Terrace

## Additional Information

Date Listed	July 11th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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