

# \$735,000 - 34453 Fawn Ridge Place, Yucaipa

MLS® #OC25009238

**\$735,000**

4 Bedroom, 3.00 Bathroom, 3,068 sqft

Residential on 0 Acres

N/A, Yucaipa,

Welcome to this stunning home located in the highly desirable Chapman Heights community of Yucaipa, just steps from a golf course, parks, and scenic walking trails. Boasting 3,068 square feet of living space on an 8,424-square-foot lot, this spacious 4-bedroom, 3-bathroom home offers the perfect blend of comfort and style.

The main level features a large kitchen with an eating area that opens to a cozy family room, ideal for gatherings. The kitchen is well-appointed with ample counter space, a walk-in pantry, and a butler's pantry leading to the formal dining room. Additionally, the main floor includes a bedroom and full bath for convenience, along with a formal living room for added elegance.

Upstairs, you'll find a grand primary suite with plenty of room to relax, two additional large bedrooms, and a bonus room that can easily be converted into a 5th bedroom. The laundry room is conveniently located upstairs as well. Fresh paint both inside and out adds to the home's charm and move-in readiness.

The beautifully landscaped backyard is your private oasis, featuring mature fruit trees including apple, peach, and almond, along with a small grapevine. Cool off in the sparkling pool with a waterfall and slide, perfect for entertaining. This home also includes an attached 3-car tandem garage



with plenty of storage and solar panels for energy efficiency.

Don't miss the opportunity to make this gorgeous Chapman Heights home your own!

Built in 2004

## Essential Information

MLS® #	OC25009238
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,068
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Mandy Castellanos
Listing Office	Seven Gables Real Estate

## Community Information

Address	34453 Fawn Ridge Place
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

## Amenities

Amenities	Playground, Dog Park, Trail(s)
Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Available, Underground Utilities
Parking Spaces	5
Parking	Direct Access, Garage, Driveway, Tandem
# of Garages	3

Garages	Direct Access, Garage, Driveway, Tandem
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private, Waterfall
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## Exterior

Exterior	Concrete, Drywall, Frame, Glass, Stucco
Exterior Features	Rain Gutters, Awning(s)
Lot Description	Back Yard, Front Yard, Sprinkler System, Cul-De-Sac, Landscaped
Windows	Blinds, Drapes, Plantation Shutters
Roof	Tile
Construction	Concrete, Drywall, Frame, Glass, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Storage, Bedroom on Main Level, Breakfast Area, Entrance Foyer, Pantry, Separate/Formal Dining Room, Solid Surface Counters, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Microwave, Range Hood, Electric Oven, Gas Cooktop
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Yucaipa/Calimesa Unified
Elementary	Chapman
Middle	Park View
High	Yucaipa

## Additional Information

Date Listed	January 13th, 2025
Days on Market	3
Short Sale	N

RE / Bank Owned N

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