

\$499,000 - 35317 Trevino Trail, Beaumont

MLS® #OC25057822

\$499,000

4 Bedroom, 4.00 Bathroom, 2,436 sqft

Residential on 0 Acres

Fairway Canyon, Beaumont,

Price Reduction! Welcome to this two-story home in the highly desired Fairway Canyon Community. This home features 4 bedrooms, 3.5 baths, and 2,436 sq of living space. The open floor plan features a living room/family room combo with an open pony wall. The family room with fireplace and media niche is wide open to the kitchen with an island, recessed and under-counter lighting. The living room is adjacent to a separate dining room. Convenient first floor laundry room with deep sink, half bath for guests, and direct access to 2-car garage. All 4 bedrooms and 3 bathrooms are on the second floor, including a loft with a walk-in linen closet. There are 2 en-suite bathrooms. The primary bedroom faces the backyard and has an ensuite bath with dual sinks, a separate tub and walk-in shower, and a walk-in closet. Two bedrooms share a bathroom with a tub/shower combo, and the last bedroom has an en-suite bath with a tub/shower combo. The community amenities offer 2 large pools, a spa, a clubhouse, and a gym. Conveniently located near schools, parks, highway access, shopping, and dining. Cosmetic fixer being listed below market for fast sale. The home is being sold in "as is" condition.



Built in 2006

Essential Information

MLS® #

OC25057822

Price	\$499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,436
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Brassil
Listing Office	Keller Williams Realty

Community Information

Address	35317 Trevino Trail
Area	263 - Banning/Beaumont/Cherry Valley
Subdivision	Fairway Canyon
City	Beaumont
County	Riverside
Zip Code	92223

Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Outdoor Cooking Area, Playground
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard
Roof	Tile

Interior

Interior	Carpet, Tile, Vinyl
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Interior Features	Separate/Formal Dining Room, Open Floorplan, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Loft
Appliances	Dishwasher, Gas Oven, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Beaumont
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Additional Information

Date Listed	March 27th, 2025
Days on Market	151
Short Sale	N
RE / Bank Owned	N

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