

\$498,750 - 35523 Trevino Trail, Beaumont

MLS® #OC25059038

\$498,750

3 Bedroom, 3.00 Bathroom, 2,343 sqft
Residential on 0 Acres

Fairway, Beaumont,

Large Price Reduction! Welcome to this two-story home in the highly desired Fairway Canyon Community backing to the golf course. You are greeted with a rotunda entry with mosaic tile flooring. The main level has a dining room/family room combo with a pony wall separated by wood shutters. The family room with fireplace and media niche is open to the kitchen with wood flooring, an island, granite counters with full backsplash, abundant cabinets, recessed and under-counter lighting, and a door to the yard with a covered patio. The first floor has an office space with a large built-in desk. This room could be a 4th bedroom to complement the first-floor bathroom. All 3 bedrooms and an additional office space are on the second floor. The primary bedroom has a private outdoor balcony overlooking the greenbelt and with no neighbor behind. The en-suite bath has custom decorative windows, his/her closets with mirror doors and custom closets, dual sinks, and a separate tub and walk-in shower. Two bedrooms, also with mirrored closet doors, share a secondary bathroom with dual sinks and a tub/shower combo. Other features are a convenient second-floor laundry room with a deep sink and another office area with a built-in desk. The first floor has all laminate and wood flooring, direct access to the 2-car garage which houses the tankless water heater and the second floor has carpet and tile flooring in baths and laundry. The home has nice mature trees/plants. 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 2005

Essential Information

MLS® #	OC25059038
Price	\$498,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Brassil
Listing Office	Keller Williams Realty

Community Information

Address	35523 Trevino Trail
Area	263 - Banning/Beaumont/Cherry Valley
Subdivision	Fairway
City	Beaumont
County	Riverside
Zip Code	92223

Amenities

Amenities	Barbecue, Golf Course, Management, Outdoor Cooking Area, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2

Garages	Garage, Direct Access
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard
Roof	Tile

Interior

Interior	Wood, Carpet, Laminate
Interior Features	All Bedrooms Up
Appliances	Dishwasher, Gas Oven, Microwave, Tankless Water Heater
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 25th, 2025
Days on Market	154
Short Sale	N
RE / Bank Owned	N

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