

# **\$449,995 - 18401 Sumac Avenue, Hesperia**

MLS® #PW25034002

**\$449,995**

3 Bedroom, 2.00 Bathroom, 1,735 sqft

Residential on 1 Acres

N/A, Hesperia,

Pueblo-Style Custom Home - One Of A Kind Opportunity

Step through a charming wooden gate into a welcoming entry courtyard that leads to both the main entrance and a private entrance for the guest room. Inside, the open-concept kitchen shines with solid knotty pine cabinets featuring roll-out shelving, a spacious island with a sink and disposal, stainless steel appliances, and even a trash compactor—everything you need for effortless cooking and entertaining.

This home beautifully blends Southwestern architecture with modern comforts.

Hand-painted Talavera tiles add vibrant character, while the multi-layered plaster walls create a rich depth and subtle movement. The great room is designed for both comfort and entertainment, featuring polished concrete floors, built-in surround sound wiring, and an enhanced, energy-efficient in-floor heating system—just one of the eco & allergy-conscious features thoughtfully included by the original builder for his wife, who had allergy sensitivities.

The primary bath offers a spa-like retreat with a walk-in shower featuring dual showerheads, dual wash basins, and your own private sauna—perfect for unwinding after a long day.



## Outdoor Living at Its Best

The outdoor spaces are equally inviting, with two large patios designed for year-round enjoyment. One is openâ€”ideal for grilling, relaxing, and entertainingâ€”while the other is enclosed for privacy and directly accessible from both the main yard and the Primary Bedroom. Cozy up next to the outdoor fireplace on cool evenings or take advantage of the pre-wired concrete areaâ€”perfect for adding a spa or another electric feature. Plus, thereâ€™s an enclosed side patio on the opposite side of the house, providing a secure, private space for you and your furry friends to relax.

## Room to Grow & More to Love

Set on a generous  $\frac{1}{2}$ -acre lot, this property offers ample space to add an Accessory Dwelling Unit (ADU). Weâ€™re even including a Site Plan and an SCE-approved Utility Design to help jumpstart your project. The main driveway features an automatic gate, while the RV access drive has its own manually operated gate.

Built in 2001, this late-model home stands out as one of the largest and most modern three-bedroom residences in the neighborhood. Compare it to anything else on the marketâ€”you wonâ€™t find another like it!

Built in 2001

## Essential Information

MLS® #	PW25034002
Price	\$449,995
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,735
Acres	0.51
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	John Fitzpatrick
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	18401 Sumac Avenue
Area	HSP - Hesperia
Subdivision	N/A
City	Hesperia
County	San Bernardino
Zip Code	92345

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Not Available
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener, On Street, Direct Access, Door-Multi, Electric Gate, Paved, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Garage Door Opener, On Street, Direct Access, Door-Multi, Electric Gate, Paved, RV Access/Parking
View	Neighborhood
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Adobe, Plaster, Stone
Lot Description	ZeroToOneUnitAcre, Corner Lot, Drip Irrigation/Bubblers, Front Yard, Landscaped, Street Level, Garden, Irregular Lot
Windows	Screens, Bay Window(s), Drapes
Construction	Stucco, Adobe, Plaster, Stone
Foundation	Permanent

## Interior

Interior	Stone
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water Heater, Dryer, Washer, Built-In Range, Trash Compactor
Heating	Central, See Remarks
Cooling	Central Air
Fireplace	Yes
Fireplaces	Outside
# of Stories	1
Stories	One

## School Information

District	Hesperia Unified
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## Additional Information

Date Listed	February 14th, 2025
Days on Market	41
Zoning	SFR
Short Sale	N
RE / Bank Owned	N

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