

# \$525,000 - 1659 Via Simpatico, Hemet

MLS® #SW24218391

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## \$525,000

3 Bedroom, 3.00 Bathroom, 2,112 sqft

Residential on 0 Acres

N/A, Hemet,

Nestled within a welcoming 55+ community, this exquisite home is a celebration of modern design paired with functionality. From the moment you approach the custom front gate, you'll be drawn into a serene patio setting that opens into both the main home and a cozy casita. The thoughtful architecture allows for seamless indoor-outdoor living, ideal for enjoying Southern California's delightful climate. Step inside and be greeted by a tastefully appointed interior, freshly painted and featuring an open concept floorplan that facilitates easy living and entertaining. The living room's fireplace sets the perfect ambiance for tranquil evenings at home. A sun-kissed breakfast nook offers a charming spot for morning coffee. The modern kitchen is a culinary enthusiast's dream, complete with matching appliances including a microwave, refrigerator, dishwasher, to meet all your cooking needs. A spacious pantry ensures that all your storage requirements are met. The office/den provides generously adaptable space. Retreat to the spacious primary bedroom, which boasts a large walk-in closet offering plentiful storage. The separate laundry room equipped with washer, dryer, sink, and ample cabinetry ensures convenience in household tasks. Outdoor enthusiasts will love the fully landscaped backyard, showcasing a meticulously designed concrete patio with a pergola—a perfect setting for dining alfresco or entertaining guests. An elevated concrete patio sitting



area offers a peaceful vantage point over the property. Ideal Living in Solera Diamond Valley. Centrally located, the home is just a short stroll from the community clubhouse—a hub of activity with a fitness center, walking track, library, billiard tables, and meeting rooms. Enjoy serene settings featuring sitting areas with a cozy fireplace. The indoor pool and spa complement the two outdoor pools, providing all-year-round enjoyment. Engage in friendly recreational matches on the Bocce ball, tennis, and pickleball courts. This wealth of amenities completes a comprehensive range of activities designed to enhance the active adult lifestyle. Experience luxury and convenience in this vibrant, active adult community.

Built in 2007

**Essential Information**

MLS® #	SW24218391
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,112
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Hamilton
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	1659 Via Simpatico
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Hemet

County	Riverside
Zip Code	92545

## Amenities

Amenities	Bocce Court, Clubhouse, Fitness Center, Fire Pit, Pool, Spa/Hot Tub, Tennis Court(s), Billiard Room, Game Room, Jogging Path, Meeting/Banquet/Party Room, Meeting Room, Paddle Tennis, Pets Allowed, Pickleball, Picnic Area, Recreation Room
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	Close to Clubhouse
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## Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Hemet Unified
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## Additional Information

Date Listed	October 21st, 2024
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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