

# **\$349,000 - 27701 Sandtrap Drive, Menifee**

MLS® #SW25026644

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## **\$349,000**

2 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0 Acres

N/A, Menifee,

Welcome to this 2-bedroom, 2-bathroom home in the highly sought-after 55+ community of Menifee/Sun City. Offering 1,204 sq. ft. of living space on an expansive 10,890 sq. ft. lot, this residence provides the ideal backdrop for comfortable living and personal customization. Inside, youâ€™ll find tile and carpet flooring thatâ€™s easy to maintain, alongside a kitchen and dining area with ample cabinets and generous counter spaceâ€”all seamlessly adjoining the living room for an open yet distinct layout.

An assumable solar lease adds long-term value through budget-friendly energy savings, while the spacious yard invites you to garden, entertain, or simply bask in the Southern California sunshine. Best of all, this home is part of a vibrant, pet-friendly 55+ community where residents enjoy a golf course, clubhouse, gym, various social clubs, and two poolsâ€”perfect for both relaxation and recreation. With a LOW HOA fee of just \$435 annually, youâ€™ll also appreciate the convenient proximity to Newport Center, the 215 Freeway, and a host of nearby shopping, dining, and entertainment options.

Donâ€™t miss the chance to make this fantastic property your ownâ€”schedule a showing today and experience the best of Menifee/Sun City living!

Built in 1973



## Essential Information

MLS® #	SW25026644
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.25
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Cory Ryan
Listing Office	RE/MAX Empire Properties

## Community Information

Address	27701 Sandtrap Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92586

## Amenities

Amenities	Sport Court, Pool, Spa/Hot Tub, Call for Rules, Fitness Center, Racquetball
Utilities	Sewer Connected, See Remarks, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Underground Utilities, Water Available, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Door-Single, Driveway Up Slope From Street, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Door-Single, Driveway Up Slope From Street, Garage Faces Front
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Association

Security	Smoke Detector(s), Carbon Monoxide Detector(s)
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## Exterior

Exterior	Stucco, Drywall, Frame
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Yard, Desert Back, Irregular Lot, Landscaped, Lawn
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition, Shingle
Construction	Stucco, Drywall, Frame
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Eat-in Kitchen, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary, Open Floorplan, Pantry, Tile Counters
Appliances	Dishwasher, Electric Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave, Vented Exhaust Fan, Electric Range, Water Heater
Heating	Electric, Forced Air
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Menifee Union
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## Additional Information

Date Listed	February 6th, 2025
Days on Market	20
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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