

# **\$334,000 - 25681 Sun City Boulevard, Menifee**

MLS® #SW25030039

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## **\$334,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0 Acres

N/A, Menifee,

Are you looking for a Charming Single-Story 55+ home in the popular Del Webb Senior Community of Sun City/Menifee, then look no further than 25681 Sun City Blvd. The curb appeal is immediate with a brick façade, large front porch and charming shutters on the front of the home. This 2 bed, 2 bath home with a lanai offers open-concept living. The home has an abundance of natural light and is situated on a large lot with a wide-driveway. There is a seamless indoor, outdoor flow to the private large backyard with no rear neighbors. There is an attached inside large laundry room with ample room for additional storage. There is direct garage and laundry room access from the lanai. Other features include two walk-in closets, dual-pane windows retrofitted in approximately 2000 (est), a new roof around the same time frame, a single attached garage and two hall closets for storage. Enjoy the amenities of the Sun City Civic Association which include pools, fitness center, shuffleboard, lawn bowling, pickle ball, a recreation room and more—all at an affordable ANNUAL rate of \$435. This community offers low taxes, low HOA and has easy access to the 215 freeway, shopping areas, and is located near medical and dental services and hospitals. This is a perfect community for active seniors in a popular affordable community—come take a look!

Built in 1965



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SW25030039              |
| Price          | \$334,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,098                   |
| Acres          | 0.18                    |
| Year Built     | 1965                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Bill Robinson           |
| Listing Office | RE/MAX One              |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 25681 Sun City Boulevard           |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Menifee                            |
| County      | Riverside                          |
| Zip Code    | 92586                              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Pool, Spa/Hot Tub, Call for Rules, Clubhouse, Fitness Center, Pickleball, Recreation Room  |
| Utilities      | Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Available, Natural Gas Available, Phone Available, Sewer Available |
| Parking Spaces | 1  |
| Parking        | Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Covered  |
| # of Garages   | 1  |
| Garages        | Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Covered  |
| View           | Mountain(s), Neighborhood  |
| Has Pool       | Yes  |
| Pool           | Community, In Ground, Association  |

|          |  |
|----------|--|
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |
|----------|--|

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Board & Batten Siding  |
| Exterior Features | Rain Gutters   |
| Lot Description   | ZeroToOneUnitAcre, Desert Front, Front Yard, Irregular Lot, Back Yard, Desert Back, Landscaped, Lawn, Near Park, Rocks, Yard |
| Windows           | Blinds, Double Pane Windows, Screens   |
| Roof              | Composition  |
| Construction      | Board & Batten Siding  |
| Foundation        | Slab   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Vinyl   |
| Interior Features | Breakfast Area, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Ceiling Fan(s), Main Level Primary, Open Floorplan, Primary Suite, Unfurnished |
| Appliances        | Dishwasher, Disposal, Water Heater, Built-In Range, Electric Oven, Electric Range, Vented Exhaust Fan   |
| Heating           | Central, Forced Air, Natural Gas  |
| Cooling           | Central Air, Electric   |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|          |               |
|----------|---------------|
| District | Menifee Union |
|----------|---------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 17th, 2025 |
| Days on Market  | 3                  |
| Zoning          | R-1                |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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