

# **\$349,500 - 27028 Howard Street, Menifee**

MLS® #SW25084525

**\$349,500**

2 Bedroom, 2.00 Bathroom, 1,568 sqft

Residential on 0 Acres

N/A, Menifee,

This home is located at the Northern end of the well-known residential neighborhood known as "Sun City" California, in Riverside county. The area is designated as a Senior, or 55+, federally chartered and protected zone. There is a low percentage of crime and many dozens of clubs to assist seniors with new friendships and acclimation, through the Sun City Civic Association, the local homeowners office. Subject property is a "Presley 38", approximately 1600 square foot and flanked by some of the nicest homes in the area. The floorplan consists of (2) bedrooms, (2) baths, and an additional office/potential 3rd bedroom with a large backyard accented by some older producing fruit trees.

Sun City Civic Association amenities include: Clubhouse, (2) pools, spa, Fitness Center, Lawn Bowling, Shuffle Board, Horse Shoe Pits, and a variety of clubs and social activities, such as The Garden Club, Cruise Club, Pickleball, Karaoke, Tai Chi, Yoga, Bingo, line dance, card games and more.

Besides the Community atmosphere, the home is conveniently located close to shopping, groceries stores, restaurants, and connected to other cities via freeways.

Home to be sold in "AS IS" condition.

California Real Estate Agent is Owner.



Built in 1977

## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | SW25084525               |
| Price          | \$349,500                |
| Bedrooms       | 2                        |
| Bathrooms      | 2.00                     |
| Full Baths     | 2                        |
| Square Footage | 1,568                    |
| Acres          | 0.19                     |
| Year Built     | 1977                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Style          | Ranch                    |
| Status         | Closed                   |
| Listing Agent  | Guy Woodard              |
| Listing Office | Gold Shield Realty Group |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 27028 Howard Street                |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Menifee                            |
| County      | Riverside                          |
| Zip Code    | 92586                              |

## Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bocce Court, Clubhouse, Pool, Spa/Hot Tub, Fitness Center, Game Room, Management, Meeting/Banquet/Party Room, Other Courts, Paddle Tennis, Pickleball |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Connected                                                                        |
| Parking Spaces | 2                                                                                                                                                     |
| Parking        | Door-Multi, Driveway, Garage, Driveway Up Slope From Street                                                                                           |
| # of Garages   | 2                                                                                                                                                     |
| Garages        | Door-Multi, Driveway, Garage, Driveway Up Slope From Street                                                                                           |
| View           | Mountain(s), Neighborhood                                                                                                                             |
| Has Pool       | Yes                                                                                                                                                   |
| Pool           | None, Association                                                                                                                                     |
| Security       | Smoke Detector(s)                                                                                                                                     |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Stucco, Drywall                                                                                                   |
| Exterior Features | Rain Gutters                                                                                                      |
| Lot Description   | Back Yard, Front Yard, Sprinkler System, Irregular Lot, Paved, Sloped Up, Sprinklers In Front, Sprinklers In Rear |
| Roof              | Asphalt, Shingle                                                                                                  |
| Construction      | Stucco, Drywall                                                                                                   |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior          | Carpet                                                                                                    |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Walk-In Closet(s), Pantry |
| Appliances        | Electric Range, Electric Oven                                                                             |
| Heating           | Central                                                                                                   |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Gas, Living Room, Wood Burning                                                                            |
| # of Stories      | 1                                                                                                         |
| Stories           | One                                                                                                       |

## School Information

|          |                   |
|----------|-------------------|
| District | Perris Union High |
| High     | Palomar           |

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 17th, 2025 |
| Days on Market  | 8                |
| Zoning          | R-1              |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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