

# **\$342,500 - 26221 Germantown Drive, Menifee**

MLS® #SW25086050

**\$342,500**

2 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0 Acres

N/A, Menifee,

PRICED FOR A QUICK SALE. Welcome Home to this 1284 sq.ft. home, which has 2 bedrooms and 2 bathrooms. It is in a 55+ home located in the Sun City area of Menifee. Occupant must be at least 55 years in age. HVAC replaced ~ 2-3 years ago. Newer water heater. Roof less than 10 years old. Solar lease is completely paid for- so it is free to buyers for ~ 11 years. HOA fee for 2025 has been paid. Hurry to see this home now.

This active senior community home has a very comfortable layout with a good sized back yard and approximately 10.5' side yard that can have direct access to the back yard to bring your toys? Bright living room with laminate flooring leads to a charming eat-in country kitchen with tile flooring and Corian countertops. Electric range and refrigerator stay. The two roomy bedrooms each have access to a bathroom. There is a spacious mirror door closet and a walk-in closet as well. There are sliding doors from the living room, kitchen and bedroom that go out to a 7841 sq.ft. backyard. There are fruit trees (including lemon, plum, orange, peach, grapes) and two small sheds and one good sized shed that was installed 2 years ago. A two car garage, with auto opener, has direct access into home, and has the laundry area. With very low fees, the HOA offers many amenities like two large heated pools, jacuzzi, horseshoe pits, billiards room, gym, wood workshop, lawn bowling, ceramics, art, knitting, Thai Chi, yoga, line dancing, and many clubs including Travel



CRMLS

Club, Garden Club and Friendship Club. There are many other classes and clubs you can join too. This charming house is waiting for you to bring your paint brush and make it your own.

Built in 1972

## Essential Information

MLS® #	SW25086050
Price	\$342,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ann Downing
Listing Office	Century 21 Masters

## Community Information

Address	26221 Germantown Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92586

## Amenities

Amenities	Billiard Room, Call for Rules, Clubhouse, Fitness Center, Meeting Room, Pickleball, Pool, Recreation Room, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Direct Access, On Street
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Direct Access, On Street
View	Hills

Has Pool	Yes
Pool	Association

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Close to Clubhouse, Rectangular Lot
Roof	Shingle
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Breakfast Bar, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Electric Oven, Microwave
Heating	Central
Cooling	Central Air, Heat Pump
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Menifee Union
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## Additional Information

Date Listed	April 18th, 2025
Days on Market	26
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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