

# \$670,000 - 26611 Stix Drive, Menifee

MLS® #SW25245110

**\$670,000**

4 Bedroom, 3.00 Bathroom, 2,774 sqft

Residential on 0 Acres

N/A, Menifee,

Step into luxury with this gorgeous, well-maintained, thoughtfully upgraded 4-bedroom and 3-bathroom home in the sought-after Persano at Shadow Mountain community. The home's heart is an open-concept kitchen showcasing elegant granite and quartz countertops, a large center island with a custom pendant light, plenty of storage with glass doors on upper cabinets, an apron sink, and top-notch stainless steel appliances, adding charm for grand entertaining. The family-style great room includes a fireplace and is open to the dining area with natural light spilling generously into the living area from the large backyard with a custom aluma-wood patio, an additional large cabana, a custom-built shed, a gas BBQ hook-up with plenty of room for an outdoor kitchen, complete front and rear landscaping with high-quality turf professionally installed and drought resistant landscape with complete sprinkler coverage including driplines and timer control, rain gutter extensions that drain directly into the underground drainage system, vegetable garden, and full vinyl fencing for privacy. There is a bonus room downstairs, a bathroom, and plenty of storage space. A loft upstairs adds to the spacious feel along with four bedrooms including the primary suite with a walk-in closet and an additional oversized closet. The primary bathroom has dual sinks, a separate soaking tub, and an enclosed shower. You'll appreciate the convenience of an upstairs laundry room. Custom cord-free



blinds are installed throughout the home, The community offers terrific amenities such as a sports park with a basketball court, soccer field, a dog park, walking trails, and more. See attached supplements for the builder home warranty, roof warranty, additional upgrades, owner notes, owner manual, and PAID SOLAR.

Built in 2022

## Essential Information

MLS® #	SW25245110
Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,774
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shane Stevenson
Listing Office	Professional Realty Services

## Community Information

Address	26611 Stix Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92585

## Amenities

Amenities	Call for Rules, Dog Park, Other Courts, Playground, Sport Court, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Firewall(s), Security System, Smoke Detector(s)

## Exterior

Exterior	Block, Brick Veneer, Concrete, Drywall, Ducts Professionally Air-Sealed, Frame, Glass, Plaster, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Trees, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Concrete, Tile
Construction	Block, Brick Veneer, Concrete, Drywall, Ducts Professionally Air-Sealed, Frame, Glass, Plaster, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Cooktop, Gas Oven, Microwave, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Attic Fan, Central Air, ENERGY STAR Qualified Equipment, Gas, Zoned
Fireplace	Yes
Fireplaces	Electric, Gas, Great Room
# of Stories	2
Stories	Two

## School Information

District Menifee Union

## Additional Information

Date Listed October 23rd, 2025

Days on Market 5

Short Sale N

RE / Bank Owned N

Based on information from

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