Find Your Foundation, Build Your Future

Sunnymead Ranch – Neighborhood Guide

Lake-life suburbia with community amenities, foothill backdrop, and classic family-friendly floor plans.

Essentials
- North Moreno Valley, foothill-adjacent
- 1980s–1990s single & two-story homes
- 3–4 bed formats; attached garages

Lifestyle
- Private lake loop & clubhouse
- Quiet streets; dog-walker friendly
- Sunset views toward foothills

Getting Around
- Access to 60/215 via local arterials
- Bikeable inside tract
- Daily errands: short drive

Section Who Loves It Here

First-time and move-up buyers, amenity-seekers, morning walkers, and weekend BBQ hosts.

Section Streets & Micro-Pockets

Foothill edges bring elevation and views; interior streets offer lower traffic and quick park access; near-lake pockets feel more active on weekends.

Section Architecture & Homes

California contemporary from the 80s–90s: vaulted living rooms, open kitchen/family areas, and primary suites with double vanity. Many homes show cosmetic refreshes like neutral paint and LVP floors.

Section Nature & Parks

Private lake for walking and catch-and-release, neighborhood green spaces, and nearby regional trails for longer outings.

Checklist Before You Buy Here

- [ ] Review HOA documents, dues, and amenity rules
- [ ] Check roof age and HVAC capacity for summer loads
- [ ] Confirm drainage on sloped or view lots; inspect stucco/eaves
- [ ] Ask about window age/efficiency and any solar terms
- [ ] Near foothills: evaluate wind exposure and fencing condition

Section Schools & Learning

Often served by Moreno Valley Unified; exact assignment varies by address and can change. Verify boundaries and current schools on the district website. See our School District Guide for how to check and enrollment links.