

\$699,900 - 40012 Athena Lane, Murrieta

MLS® #IG25201587

\$699,900

5 Bedroom, 3.00 Bathroom, 2,692 sqft
Residential on 0 Acres

N/A, Murrieta,

WONDERFUL Two-Story Home in the HIGHLY DESIRABLE "Murrieta Oaks" Neighborhood with AWARD-WINNING Schools!! Situated on a LARGE LOT giving you PLENTY of SPACE for the Kids to Play!! Welcome to this Family Community with LOW LOW Taxes, NO SOLAR Package to Assume and NO HOA FEES * * Enjoy this SPACIOUS Floor-Plan Offering 2692sqft with 5 LARGE Bedrooms and 3 FULL Bathrooms * * This MODEL has a MAIN FLOOR BEDROOM and FULL BATHROOM Downstairs * * Formal Living Room and Formal Dining Room is PERFECT for Family Gatherings with HIGH VOLUME Cathedral Ceilings * * ISLAND Kitchen with Lots of Counter Space, In-Kitchen Dining Area, PLENTY OF CABINETS, Built-In Bill-Pay Center and WALK-IN Pantry * * Great Family Room with Cozy Fireplace * * EXTRA LARGE Backyard with a Wrap Around Patio Deck, Raised Garden Planter and Lots of Grass for the Kids to Play -OR- ADD YOUR CUSTOM POOL * * UPGRADES Include a NEW Water Heater, NEWER AC UNIT & Insulation, NEW PEX PLUMBING and Much More * * Spacious Primary Bedroom with LARGE Walk-In Closet -AND- Primary Bathroom with Dual Sinks, GLAM Counter, Walk-In Shower and ROMANTIC Garden Tub * * THREE Additional Nicely Appointed Bedrooms Upstairs * * Beautiful Curb Appeal with Covered Front Porch to Enjoy the Evening Breeze * * OVER-SIZED 3 Car Attached Garage * * Terrific Family Community and



Close to Schools, Shopping, Parks,
Dining/Restaurants & EZ Freeway Access -
SUBMIT ALL OFFERS!!

Built in 1997

Essential Information

MLS® #	IG25201587
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,692
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Tom Tennant
Listing Office	Elevate Real Estate Agency

Community Information

Address	40012 Athena Lane
Area	699 - Not Defined
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Driveway, Garage, Concrete, Direct Access, Garage Faces Front
# of Garages	3
Garages	Driveway, Garage, Concrete, Direct Access, Garage Faces Front
View	Neighborhood
Pool	None

Security Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

Exterior

Exterior Stucco

Exterior Features Lighting

Lot Description Back Yard, Front Yard, Street Level, Yard, Landscaped, Lawn, Level, Rectangular Lot, Sprinkler System

Windows Blinds, Double Pane Windows, Drapes

Roof Tile, Concrete

Construction Stucco

Foundation Slab

Interior

Interior Carpet, Tile

Interior Features Breakfast Bar, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Walk-In Pantry, Attic, Ceiling Fan(s), Dressing Area, Eat-in Kitchen, Pantry, Primary Suite, Recessed Lighting, Storage, Tile Counters, Two Story Ceilings, Walk-In Closet(s)

Appliances Dishwasher, Gas Water Heater, Microwave, Gas Range

Heating Forced Air, Fireplace(s), Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room

of Stories 2

Stories Two

School Information

District Murrieta

Elementary Avaxat

Middle Shivela

High Murrieta Valley

Additional Information

Date Listed September 8th, 2025

Days on Market 8

Short Sale N

RE / Bank Owned N

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