

\$399,000 - 29235 Waverly Drive, Menifee

MLS® #NDP2508623

\$399,000

3 Bedroom, 2.00 Bathroom, 1,715 sqft

Residential on 0 Acres

N/A, Menifee,

Nestled within the 55+ Sun City neighborhood of Menifee, this single-level residence offers a thoughtfully designed and spacious floor plan. Vaulted ceilings and a skylight flood the interior with natural light. A wall-length custom built-in bookcase wraps around a cozy brick fireplace. The kitchen & breakfast room connects directly to an enclosed patio room that opens onto the backyard—creating a seamless flow for entertaining or quiet relaxation. Two bedrooms and two baths are positioned at opposite ends of the home, offering privacy and separation. There’s also a versatile built-in workspace located just off of an additional den/living space that is ideal for a home office or hobby area.

Convenient RV gate access and a covered RV carport make it easy to store or park your toys at home. The attached 2-car garage features built-in cabinets, a workbench, and 2 options for direct access to the house via the laundry room and hobby area. Solar panels (leased) help offset energy costs while aligning with eco-friendly living. The backyard overlooks an open area creek bed and offers access to a walking/biking path which extends for miles. Sun City sits safely within Menifee—a growing Inland Empire city located roughly 15 miles north of Temecula and just north of Murrieta. As part of Southern California, this area is well-connected. To the South you find Temecula’s charming Old Town, wineries, and the outlook of mountain trails. With abundant parks, shopping, and access to



wider Southern California’s attractions, it truly is a lifestyle-oriented home. Best of all! this is your chance to gain instant equity! A diamond in the (barely) rough. Bring your vision to life with some paint, flooring and updated landscaping and you’ll surely add value beyond your investment.

Built in 1989

Essential Information

MLS® #	NDP2508623
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,715
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joylynn Murray
Listing Office	Real Broker

Community Information

Address	29235 Waverly Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92586

Amenities

Amenities	Pets Allowed
Parking Spaces	2
# of Garages	2
View	Neighborhood, Park/Greenbelt
Pool	None

Exterior

Lot Description Flag Lot

Interior

Interior Features Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Workshop
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 1
Stories One

School Information

District Perris Union High

Additional Information

Date Listed August 4th, 2025
Days on Market 9
Zoning R-1
Short Sale N
RE / Bank Owned N

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