

# **\$850,000 - 24200 Arroyo Drive, Menifee**

MLS® #PW25079791

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## **\$850,000**

3 Bedroom, 2.00 Bathroom, 2,268 sqft  
Residential on 0 Acres

N/A, Menifee,

Absolutely STUNNING 3 br 2 ba HIGHLY UPGRADED & CUSTOMIZED single story pool home located on a corner premium lot in the coveted Audie Murphy Ranch. Builder upgrades of \$218,000, post purchase upgrades of \$230,000 (Upgrades list attached in the media section) & paid/owned solar make this home an unbelievable opportunity for the next owner. Tile roof, porcelain tile flooring in "Natural Oak" color with staggered install, spacious great room, separate dining area, 8' doors, 7 1/4" baseboards, upgraded "Dayton Birch" kitchen cabinets, Quartz countertops, GE Monogram appliances, A la Carte 36" built-in refrigerator, 5 burner cooktop, apron sink, center island with bar seating, walk-in pantry, full home water purifier, primary bedroom with built-in custom closet organizer, exquisite primary bathroom with Porcelain Calacatta Satin tiles & frameless shower, dual sink vanity, plantation shutters, upgraded sliding glass doors, inside laundry room, fire sprinkler system, epoxy floors in garage, extra storage & 240v 50 Amp for EV, WiFi extenders & security cameras. Extra large lot (approx 12,632 sqft) with "Home & Gardens" entertainer's backyard with pool, spa, waterfall, covered patio, pebble tech hardscape with artificial turf ribbons and custom lighting throughout the pool and landscape. Every appointment and upgrades were thoughtfully considered and completed tastefully. Master planned community with multiple resort style pools, a club house, hiking and biking trails,



play & picnic areas, entertainment/event calendar & the elementary and middle schools are located within the community. Don't miss out!

Built in 2022

### Essential Information

MLS® #	PW25079791
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,268
Acres	0.29
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Yang Kim
Listing Office	ReMax Tiffany Real Estate

### Community Information

Address	24200 Arroyo Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

### Amenities

Amenities	Clubhouse, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s), Call for Rules, Fire Pit, Meeting Room, Recreation Room
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener,

	Door-Single
View	None
Has Pool	Yes
Pool	In Ground, Pebble, Private, Waterfall, Association, Gas Heat, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Corner Lot, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Sprinklers On Side
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile

## Interior

Interior	Tile
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s), Block Walls, Eat-in Kitchen, Quartz Counters
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Refrigerator, Range Hood, Tankless Water Heater, Dryer, Washer, Built-In Range, Convection Oven, Vented Exhaust Fan, Water Purifier, Water To Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Perris Union High
Elementary	Taft
High	Paloma Valley

## Additional Information

Date Listed	April 11th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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