

\$740,000 - 35063 Indian Grass Drive, Murrieta

MLS® #SW24188177

\$740,000

4 Bedroom, 3.00 Bathroom, 2,351 sqft

Residential on 0 Acres

N/A, Murrieta,

This 1-Story HOME is a Gem of the Valley with PAID-for-SOLAR to boot! In the Heart of French Valley, within the Spencer's Crossing Homeowners Association, which provides resort style community recreation with 2 sparkling pools, is life at its best! Close to top-rated schools, growing shopping centers, and surrounding boomtown development, this is location, location, location! The Temecula Promenade Mall is 20 minutes away! Not too far is the beautiful Temecula Wine Country and #1 Pechanga Resort and Casino. If hiking and biking are to your liking, the sprawling Santa Rosa Plateau (a few miles west) is at your back door, part of the Santa Ana Mountain range. The home is immaculate and has been 1-person, owner-occupied since it's a brand-new purchase from the builder. The owner has been meticulous in her care and maintenance in every part of this gently used home, i.e. "the bathtub has never been used". The quality of upgrades is also superior, with gorgeous rich-in-color genuine wood flooring throughout, pristine bathrooms and fixtures, and spotless appliances; no speck of "wear & tear" is visible anywhere! The spacious dining room's exquisite chandelier adds to this home's beauty and gentle use. Its elegance cannot be ignored. The ample kitchen granite counters with its shiny center island and open space living in the large family/living/great-room, faces the cozy corner fireplace, promising to make holiday dinners an entertainer's delight. Your



annual gathering events will be memories for years to come! Aside from the fantastic interior, the vast views of protected natural habitat and a walking/bike path that winds through the development couldn't make life any better! There are 3-bedrooms: Lg. Master, 2-Jack-&-Jill, and office/OPT-4th bedroom, with a 3-car TANDEM GARAGE w/rubber-tiled floor to park those precious autos. This home has plenty of options and room for all your needs! Here's the BEST part for last...or NEW beginning: the covered vinyl patio extends the length of the home, perfect for quiet coffee time, enjoying the outdoor seasonal changes, or BBQing with expansive views of the natural bird habitat from your own backyard. It's a MUST-SEE home! Come by and enter your forever DREAM HOME, RETIREMENT HOME, ENTERTAINMENT HOME, and enjoy life!

Built in 2012

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | SW24188177 |
| Price | \$740,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,351 |
| Acres | 0.16 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Linda Mejia |
| Listing Office | United Community Realty, Inc |

Community Information

| | |
|-------------|------------------------------------|
| Address | 35063 Indian Grass Drive |
| Area | SRCAR - Southwest Riverside County |
| Subdivision | N/A |
| City | Murrieta |
| County | Riverside |
| Zip Code | 92563 |

Amenities

| | |
|----------------|--|
| Amenities | Barbecue, Call for Rules, Clubhouse, Electricity, Fitness Center, Gas, Management, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Recreation Room, Sauna, Spa/Hot Tub, Sport Court, Trail(s), Utilities, Water |
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3 |
| Parking | Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Off Street, On Site, Tandem |
| # of Garages | 3 |
| Garages | Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Off Street, On Site, Tandem |
| View | Neighborhood, Park/Greenbelt, Trees/Woods |
| Has Pool | Yes |
| Pool | Association, None |

Exterior

| | |
|-----------------|---|
| Lot Description | Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre |
| Windows | Blinds, Double Pane Windows, Plantation Shutters, Shutters |
| Roof | Tile |
| Foundation | Slab |

Interior

| | |
|-------------------|---|
| Interior | Wood |
| Interior Features | All Bedrooms Down, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jack and Jill Bath, Open Floorplan, Pantry, Separate/Formal Dining Room, Tandem, Wood Product Walls |
| Appliances | Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, SixBurnerStove, Vented Exhaust Fan, Water Heater |
| Heating | Central, Electric, Fireplace(s), Natural Gas |
| Cooling | Central Air, Gas |

| | |
|--------------|------------------|
| Fireplace | Yes |
| Fireplaces | Family Room, Gas |
| # of Stories | 1 |
| Stories | One |

School Information

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|------------|--------------------|
| District | Murrieta |
| Elementary | Lisa J. Mails |
| Middle | Dorothy McElhinney |
| High | Vista |

Additional Information

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|-----------------|----------------------|
| Date Listed | September 18th, 2024 |
| Days on Market | 201 |
| Zoning | R-1 |
| Short Sale | N |
| RE / Bank Owned | N |

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