

# **\$605,000 - 30475 Adrift Lane, Menifee**

MLS® #SW24216101

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## **\$605,000**

3 Bedroom, 2.00 Bathroom, 1,767 sqft  
Residential on 0 Acres

N/A, Menifee,

This is your opportunity to own a SINGLE STORY home built in 2024 with numerous upgrades at a GREAT PRICE! This Home was built in 2024 on a Premium Pool Sized Lot and includes Neutral Dunn Edwards Paint Throughout, Custom Shutters and Window Treatments, Plus OWNED SOLAR with Tesla Backup Battery, and Ceiling Fans in each bedroom and great room. This 3 Bedroom 2 Bathroom single story home with Insulated 2 Car Garage is located within a Master-Planned Lennar Community of Rockport Ranch in Menifee. Upon entering you will appreciate the Luxury Vinyl Plank (30 lb Weight) Flooring throughout the main living area, hallways, and kitchen. Entertaining is a breeze in the gourmet kitchen with white cabinets, granite counters, walk-in pantry, and large island open to the great room with dining area and spacious family room. Each bedroom offers upgraded stain resistant neutral carpet and premium padding for comfort. The spacious primary suite is in the back of the home with luxurious en-suite bathroom boasting a deep soaking tub, separate shower, upgraded marble tile floor, bidet toilet, quartz counters, & motorized shades. You will be impressed with the huge walk-in closet with room for him and her to share! The inside laundry room is oversized with extra storage and built in clothes drying rack. It is conveniently located near the second & third bedrooms. Built energy efficient with the Tankless Water Heater, Insulated 2 Car Garage Pre-Wired for



your Electric Vehicle. Enjoy your best life in a move in ready home with private fully fenced yard, no rear neighbors, and mountain views . The front landscape is waterwise with a drip system . The backyard can be easily finished with low cost ground cover or bark. The HOA gives homeowners a year to finish the backyard - need more time? You can request an extension from the HOA if needed. Rockport Ranch is a Lennar Master Planned Community built around two lakes with walking trails that lead around the entire community for miles of beautiful walking paths, parks for the kids, two lakes, colorful landscape, and a clubhouse with pool. Don't Miss This Opportunity to live the lifestyle of your dreams!

\*\*\*\*\*CLICK THE LINK FOR 3D TOUR  
<https://my.matterport.com/show/?m=hcVcApzuuDX&mls=1>  
\*\*\*\*YouTube Video is the Model Home\*\*\*\*\*ADT is a lease that can be transferred to buyer at \$63 per month\*

Built in 2024

**Essential Information**

MLS® #	SW24216101
Price	\$605,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dawn Ippolito
Listing Office	Coldwell Banker Assoc Brkr-SC

**Community Information**

Address	30475 Adrift Lane
Area	699 - Not Defined
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

## Amenities

Amenities	Controlled Access, Barbecue, Pool, Fire Pit, Playground
Utilities	Cable Available, Sewer Connected, Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	4
Parking	Garage, Direct Access, Driveway Level, Garage Faces Front
# of Garages	2
Garages	Garage, Direct Access, Driveway Level, Garage Faces Front
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Security Lights, Security System, Smoke Detector(s)

## Exterior

Exterior Features	Lighting
Lot Description	Front Yard, Level, Near Park, Close to Clubhouse, Drip Irrigation/Bubblers, Street Level
Windows	Double Pane Windows, Custom Covering(s), Drapes, Plantation Shutters
Roof	Tile

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Pull Down Attic Stairs, Quartz Counters, Smart Home, Storage, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Range, Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories                      One

**School Information**

District                      Menifee Union

**Additional Information**

Date Listed                      October 17th, 2024

Days on Market                      86

Short Sale                      N

RE / Bank Owned                      N

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