

# **\$775,000 - 24537 Arroyo Drive, Menifee**

MLS® #SW25005025

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## **\$775,000**

3 Bedroom, 3.00 Bathroom, 2,605 sqft  
Residential on 0 Acres

N/A, Menifee,

Located in the highly desirable Audie Murphy Ranch ~ built in 2022 ~ this Richmond American built Oxford plan is in excellent condition ~ basically a BRAND NEW HOME - only 2 years old with tons of Upgrades and an Open Floor Plan! No Rear Neighbors and enjoy Mountain Views in this 2,605 Sq Ft home with 3 bedrooms, 2 1/2 bathrooms, PLUS a Den/Office (that could easily be a 4th bedroom). Additional features include stunning upgraded Luxury Vinyl Plank flooring, Tall Baseboards, and a Tech Room. The front and backyards have been fully Landscaped (owner invested over \$45k for landscaping alone). Ask about the MLS supplement for a full list of Upgrades (too many to list here!). As you enter, you are greeted by a spacious foyer that leads to a Flex Room, 2 secondary bedrooms and a full bathroom. Continuing on from the entryway, you have a convenient indoor Laundry Room, Powder Room and the entrance to your attached 2 car garage featuring Storage Racks and Epoxy Flooring. You will love the open floor plan as we head into the Living Room which is open to your stunning kitchen featuring Quartz Countertops, Extended Island, Pendant Lighting, Single Basin Undermount Apron Front Sink, beautiful Backsplash, GE gourmet kitchen package with Double Ovens AND the Extended Cabinets option that continues on to your dining area. Behind the barn door you will find the Tech Room with built-in desk and cabinets. Directly off the great room you will find the spacious



primary bedroom with ensuite bathroom featuring a Soaking Tub, Dual Undermount sinks and a walk-in closet. Additional features include Matte Black Fixtures and Door Handles, Shutters on all windows, 26 Solar Panels (leased), Whole House Water Filtration System and Taexx Pest Control System . Relax and enjoy your beautiful backyard which includes a built-on stucco Patio Cover, Artificial Turf, Rain Gutters, Arizona Gray Pebble Rocks, plants and trees. Audie Murphy has tons of amenities. The Ranch House is the neighborhood hub: it has multiple resort style pools, a club house, kids play areas and a management team on-site with a full calendar of events for entertainment and opportunities to get to know your neighbors. There is also a Sports Park, plenty of restaurants and shopping nearby. The Elementary and Middle Schools are located within the community. Now is your chance to own a basically brand new home in the recently SOLD OUT Audie Murphy Ranch!

Built in 2022

### Essential Information

MLS® #	SW25005025
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,605
Acres	0.19
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Genung
Listing Office	Real Brokerage Technologies

## Community Information

Address	24537 Arroyo Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

## Amenities

Amenities	Barbecue, Picnic Area, Playground, Call for Rules, Clubhouse, Fire Pit, Management, Meeting Room, Pool, Recreation Room, Spa/Hot Tub, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Hills, Mountain(s), Neighborhood, Canyon, City Lights
Has Pool	Yes
Pool	Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Landscaped
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	In-Law Floorplan, Quartz Counters, Recessed Lighting, Breakfast Bar, Eat-in Kitchen, Entrance Foyer, Main Level Primary, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Disposal, Double Oven, Microwave, Tankless Water Heater
Heating	Forced Air

Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Perris Union High
High	Paloma Valley

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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