

# **\$545,900 - 30430 Teal Brook Drive, Menifee**

MLS® #SW25030835

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## **\$545,900**

3 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 0 Acres

N/A, Menifee,

Welcome to this beautifully maintained home in the prestigious Menifee Lakes community, one of the most sought-after neighborhoods in Menifee. Surrounded by a 17-acre lake and a 36-hole championship golf course, Menifee Lakes offers the ideal setting for both young families and retirees. Enjoy a variety of activities, including catch-and-release fishing, paddle boating, and swimming at the private lagoon. The neighborhood also features several parks and playgrounds, perfect for children. Conveniently located just off the freeway, this community is minutes from downtown Menifee, where you'll find shopping, dining, and essential services. This charming 3-bedroom, 2.5-bathroom home at 30430 Teal Brook Drive boasts vaulted ceilings and a bright, open floor plan. The owners have invested significantly in upgrades, including a new roof with a lifetime warranty, an energy-efficient central A/C system with new ducting and a smart thermostat, a whole-house fan, an aluminum garage door, and plantation shutters throughout. The spacious downstairs includes a large formal living room with a cozy fireplace, a generous dining area perfect for holiday gatherings, and a kitchen designed for entertaining with ample prep space, new lighting, a newer dishwasher, and a new garbage disposal. Beautiful 20x20 ceramic tile flooring flows throughout the main traffic areas. Upstairs, you'll find three bedrooms, all with ceiling fans and wood shutters, as well as two remodeled bathrooms.



The elegant wrought iron balusters and vinyl wood stair planks add a touch of class. The backyard is perfect for entertaining, with a solid concrete patio and a large, open space for customization. This home is just steps away from the HOA Beach Club, the main lake, a new library, elementary school, and middle school. You can even enjoy Menifee's annual July 4th fireworks show from your own driveway!

Don't miss out on this fantastic homeâ€”schedule your showing today!

Built in 1989

**Essential Information**

MLS® #	SW25030835
Price	\$545,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Chris Blasic
Listing Office	Clear Edge Realty

**Community Information**

Address	30430 Teal Brook Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

## Amenities

Amenities	Barbecue, Dock, Golf Course, Playground, Pool, Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Hills
Has Pool	Yes
Pool	Association

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Rectangular Lot
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Vinyl, Wood
Interior Features	All Bedrooms Up, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Perris Union High
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## Additional Information

Date Listed	February 11th, 2025
Days on Market	5
Zoning	SP ZONE

Short Sale                      N

RE / Bank Owned        N

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