

# \$699,999 - 40536 Angelica Drive, Murrieta

MLS® #SW25032799

**\$699,999**

4 Bedroom, 2.00 Bathroom, 1,772 sqft

Residential on 0 Acres

N/A, Murrieta,

\*\*\*NO HOA! RV PARKING\*\*\*Welcome to your dream single-story home in the heart of Murrieta! Lots of upgrades New exterior paint and light fixtures, New water heater, New ceiling fans, New above-range microwave, New double door vinyl gate, Backyard concrete work, (RV parking, retaining wall, walk path). As soon as you walk in, you'll be greeted by a bright front room with those impressive high ceilings that make everything feel so open and airy. Four decent-sized bedrooms and two spacious bathrooms, giving everyone plenty of room. The primary bathroom even has a walk-in closet, which is always a plus! The cozy family room flows right into the kitchen, making it a great spot for hanging out with friends or family. And when you're ready to head outside, just slide open the glass door to the backyard! This home has everything you need for comfortable living and a fun lifestyle in Murrieta—come and check it out! This place is a gem with a huge yard and RV parking, perfect for anyone looking for some extra space. You're just a short walk to the middle school and high school, and it's only a few minutes to Target and other shops and restaurants—talk about convenience! Plus, it's a quick drive to the freeway with just three turns.



Built in 1997

## Essential Information

MLS® #	SW25032799
Price	\$699,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,772
Acres	0.28
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Blake Cory
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	40536 Angelica Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Parking Spaces	3
Parking	Driveway, Garage, Concrete, Covered, Direct Access, Door-Multi, Garage Faces Front, Private, RV Access/Parking
# of Garages	3
Garages	Driveway, Garage, Concrete, Covered, Direct Access, Door-Multi, Garage Faces Front, Private, RV Access/Parking
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
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## Interior

Interior	Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), High Ceilings, Main Level Primary, Walk-In Closet(s)

Appliances	Dishwasher, Gas Oven, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Murrieta
Middle	Shivela

## Additional Information

Date Listed	February 1st, 2025
Short Sale	N
RE / Bank Owned	N

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