

# **\$494,500 - 26269 Leos Trail, Menifee**

MLS® #SW25054918

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## **\$494,500**

2 Bedroom, 2.00 Bathroom, 1,658 sqft  
Residential on 0 Acres

N/A, Menifee,

Contemporary D.R. Horton 2017 built "Over 55" home at a fabulous quaint gated resort on a premium corner lot. Great curb appeal with brick type facade accents and covered front porch. Fresh interior paint and tile floors throughout except newly carpeted bedrooms and den that is easily convertible to a 3rd bedroom. Large great/dining room with custom lighting, ceiling fan and slider to the covered patio and lush rear yard. The dream kitchen features granite counters, a breakfast bar island with sink and dishwasher, stainless steel appliances including a 5-burner gas range, included refrigerator, Java cabinets galore and walk-in pantry. Unique big laundry/hobby room with lots of cabinets and folding/work counters. The master bedroom has a ceiling fan and ensuite bathroom with dual sink vanity, shower, privacy commode, linen cabinet and spacious walk-in closet. The guest bedroom has an adjacent full bath with tub. High quality builder features throughout including fire sprinklers and tankless water heater. See photos for the floorplan and a list of the builder's construction features. The finished 2-car garage has a newer garage door and opener with battery back-up and outside key pad. The big back and side yards are surrounded by block walls and include an Alumawood solid ceiling cover over the stamped concrete patio and lush lawn and gardens. The low HOA dues includes front yard maintenance and provides access to the extraordinary association amenities including a



beautiful pool, spa, covered lanai, BBQ/ party area, clubhouse with pool table and kitchen plus separate gym building. This community is ideally located about an hour's drive to L.A. and Orange Counties, downtown San Diego, Palm Springs and Idyllwild. Close to Temecula, The Wine Country and Casinos.

Built in 2017

## Essential Information

MLS® #	SW25054918
Price	\$494,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,658
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dale Hebert
Listing Office	First Team Real Estate

## Community Information

Address	26269 Leos Trail
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Meniffee
County	Riverside
Zip Code	92586

## Amenities

Amenities	Pool, Barbecue, Billiard Room, Call for Rules, Clubhouse, Controlled Access, Fitness Center, Game Room, Maintenance Front Yard, Maintenance Grounds, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected, Underground Utilities
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access
View	None
Has Pool	Yes
Pool	Heated, Association, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Corner Lot, Yard, Landscaped, Lawn, Sprinklers In Rear
Windows	Double Pane Windows, Low Emissivity Windows
Roof	Tile
Construction	Stucco

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Recessed Lighting, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater, Water To Refrigerator, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Perris Union High
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## Additional Information

Date Listed	March 14th, 2025
Days on Market	17

Zoning R-2-5100

Short Sale N

RE / Bank Owned N

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