

\$494,500 - 26269 Leos Trail, Menifee

MLS® #SW25054918

\$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 | Menifee |
| 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

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|----------|-------------------|
| District | Perris Union High |
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Additional Information

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|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 17 |

Zoning R-2-5100

Short Sale N

RE / Bank Owned N

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