

\$669,000 - 40870 Bouvier Court, Murrieta

MLS® #SW25076073

\$669,000

3 Bedroom, 2.00 Bathroom, 2,274 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome to 40870 Bouvier Ct – a beautifully maintained single-story home in the heart of Murrieta. Offering 3 bedrooms, 2 full bathrooms, and approximately 2,274 square feet of living space, this home boasts a spacious and inviting layout. Step inside to a large open living and dining room filled with natural light, perfect for gatherings. Just off the entry, you'll find a generous den ideal for a home office or easily convertible into a fourth bedroom. The heart of the home is the open-concept great room featuring a cozy fireplace, built-in media niche, and a second flex space that's perfect as a breakfast nook or study area. The kitchen includes tile countertops and backsplash, a gas range, and plenty of storage and counter space for cooking and entertaining. The primary suite offers a relaxing retreat with a dual sink vanity, separate soaking tub and shower, and a large walk-in closet. Two additional bedrooms are well-sized and share a full bathroom with dual sinks and a private water closet. The laundry room adds extra convenience with abundant cabinetry and storage. Step outside into the beautifully landscaped backyard featuring lush grass, mature orange and grapefruit trees, and a covered patio with a ceiling fan – an ideal space for outdoor dining or enjoying a quiet evening. A spacious 3-car garage with built-in storage completes the package. Located close to the 15 Freeway, shopping, dining, and all the best Murrieta has to offer, this home is a true gem. Don't miss your chance to see



it!

Built in 2002

Essential Information

MLS® #	SW25076073
Price	\$669,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,274
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Meeker
Listing Office	eXp Realty of California Inc

Community Information

Address	40870 Bouvier Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Parking Spaces	3
Parking	Garage, Door-Multi, Driveway, Garage Faces Front
# of Garages	3
Garages	Garage, Door-Multi, Driveway, Garage Faces Front
View	Hills, Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
Windows	Blinds

Interior

Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Main Level Primary, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Murrieta
Elementary	Tovashal
Middle	Thompson
High	Murrieta Valley

Additional Information

Date Listed	January 8th, 2025
Days on Market	73
Short Sale	N
RE / Bank Owned	N

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