

\$3,369 - 31540 Willowwood Way, Menifee

MLS® #SW25085502

\$3,369

3 Bedroom, 3.00 Bathroom, 1,676 sqft

Residential Lease on 0 Acres

N/A, Menifee,

Limited-Time Offer: 6 Weeks Free Rent + 50% Off Security Deposit! Offer expires March 31, 2025, valid on select vacant, move-in ready homes, subject to availability and approved screening. Minimum lease term required; cannot be combined with other offers. Tricon Residential may change or cancel this offer at any time. Contact the leasing office for details.

Tricon Menifee is more than a rental community—it's a place to call home, featuring gated entry, resort-style amenities: oversized swimming pool, spa, 2 built-in BBQs, clubhouse, tot lots, solar power, and smart home technology. Enjoy chef-inspired kitchens, quartz countertops, stainless steel appliances, two-car attached garages, and in-home washer/dryer. Choose from ten thoughtfully designed 3- and 4-bedroom floor plans with open concept layouts. This home is 3 beds | 2.5 baths | 1,676 sq. ft. Professionally managed and maintained by Tricon Residential. Leasing Details: Application fee \$55 per occupant (18+), first-come, first-served. Holding deposit \$250, applied to move-in costs. Minimum lease term: 13 months security deposit equal to one month's rent. Residents pay all utilities, including trash, sewer, and water. Pets allowed (restrictions apply); monthly pet rent required or ESA certificate. Auto enrolled high-speed gigabit internet and solar energy production fee \$120/month. Additional fees: Smart Home Fee \$21.95/month.



Essential Information

MLS® #	SW25085502
Price	\$3,369
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,676
Acres	0.05
Year Built	2024
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stacey Drake
Listing Office	Tricon Residential

Community Information

Address	31540 Willowwood Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

Amenities

Utilities	See Remarks
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Community, In Ground
Security	Gated Community

Exterior

Lot Description	Drip Irrigation/Bubblers, Landscaped
-----------------	--------------------------------------

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Quartz Counters, All Bedrooms Up
Appliances	Dishwasher, Free-Standing Range, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Dryer, Washer
Heating	Central, Solar
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Menifee Union
----------	---------------

Additional Information

Date Listed	April 22nd, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 6th, 2026 at 12:27pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.