

# \$490,000 - 40446 Calle Real, Murrieta

MLS® #SW25089644

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## \$490,000

3 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0 Acres

N/A, Murrieta,

This home qualifies for a \$20,000 grant which can be used for down payment and/or closing costs! Incredible opportunity to own this upgraded home with 3 bedrooms, 3 baths, attached 2 car garage, private fenced courtyard and beautiful views, all in highly sought after central Murrieta location.

Townhouse design with no neighbors above or below you. Open space across from the front of the home and the fenced courtyard lead you to the spacious great room with hard surface flooring. Well appointed kitchen with granite counters, stainless appliances, center island, pantry cabinets and is just loaded with cabinet and counter space. Main floor guest bath and finished 2 car garage. Second floor features 3 bedrooms, 2 bathrooms and laundry room with washer and dryer included! Luxury features and a wonderful home at a price that won't break your budget. Community features pool, barbecue area, walking paths, park space and no shortage of guest parking. Quiet area but near parks, schools, shopping and with easy freeway access for commuters.



Built in 2017

## Essential Information

MLS® #	SW25089644
Price	\$490,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Goran Forss
Listing Office	Team Forss Realty Group

### **Community Information**

Address	40446 Calle Real
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92563

### **Amenities**

Amenities	Barbecue, Call for Rules, Management, Outdoor Cooking Area, Picnic Area, Playground, Pool, Security, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association, Community, Heated

### **Interior**

Interior Features	All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Murrieta
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### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	92
Short Sale	N
RE / Bank Owned	N

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