

# **\$3,359 - 31701 Luther Drive, Menifee**

MLS® #SW25101275

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## **\$3,359**

3 Bedroom, 3.00 Bathroom, 1,508 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 | 1,508 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.



Built in 2024

Essential Information

MLS® #	SW25101275
Price	\$3,359
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
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	31701 Luther Drive
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
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Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Quartz Counters, All Bedrooms Down
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
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### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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