

# **\$615,000 - 31070 Larchwood Street, Menifee**

MLS® #SW25113965

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## **\$615,000**

4 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 0 Acres

N/A, Menifee,

**SOLAR | REMODELED KITCHEN + BATHROOM | LOW HOA + PROPERTY TAXES** | Discover this exceptional home in the highly desirable Country Gardens community with low HOA and very low property taxes. This energy-efficient residence features a comprehensive solar system with battery backup that more than covers electricity for a family of six, even with unlimited air conditioning use. With increasing SCE outages, you'll love having reliable backup power to keep your family comfortable and secure. The like-new HVAC system was professionally replaced just four years ago, ensuring year-round comfort. The completely remodeled kitchen showcases elegant quartz countertops, pristine white cabinets, sophisticated tile backsplash, and new fixtures throughout. Fresh interior paint brightens every room, while the downstairs bedroom features attractive wainscoting and the updated bathroom boasts a refinished tub/shower, new vanity, and striking faux brick wall. The open concept floor plan seamlessly connects the kitchen to the family room with its cozy fireplace, perfect for entertaining. Downstairs also features a formal sitting room and dining room for more elegant gatherings. Upstairs, the master suite offers a private retreat with recently updated bathroom featuring new tile flooring, updated tile shower, dual vanities, and modern fixtures. Step out onto the private master deck for morning coffee or evening relaxation. The two secondary bedrooms are



conveniently connected by a jack and jill bathroom. The backyard is truly exceptional - completely private with no neighbors overlooking your space, featuring a covered alumawood patio and oversized side yard. The expansive backyard offers endless possibilities, including perfect space for a future pool. Centrally located minutes from Temecula Wine Country, Murrieta, freeways, colleges, and the new Holland overpass, putting shopping, dining, and entertainment at your fingertips. This is the perfect blend of modern updates, energy efficiency, privacy, and prime location.

Built in 1990

**Essential Information**

MLS® #	SW25113965
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Munoz
Listing Office	Allison James Estates & Homes

**Community Information**

Address	31070 Larchwood Street
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

**Amenities**

Amenities	Maintenance Grounds
Parking Spaces	3
# of Garages	3
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior Features	Bedroom on Main Level, Jack and Jill Bath
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	One

## School Information

District	Perris Union High
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	13
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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