

# **\$729,900 - 31711 Wintergreen Way, Murrieta**

MLS® #SW25117154

**\$729,900**

4 Bedroom, 4.00 Bathroom, 3,349 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome to Your Dream Home!

This stunning two-story ranch-style home boasts a dramatic facade, oversized driveway, and charming front porch that immediately says "welcome home." With 5 potential bedrooms, 2.5 bathrooms, and over 3,400 square feet of beautifully maintained living space, this property checks all the boxes.



Step into a grand formal living and dining room with updated lighting and plenty of natural light. The rear of the home opens into a spacious family room with a cozy fireplace, adjacent to a gourmet kitchen featuring granite counters, a large breakfast bar, quality appliances, walk-in pantry, and rich wood cabinetry—perfect for the home chef or entertainer.

Downstairs includes a half bath, indoor laundry room with sink and storage, and a versatile den (currently used as a dining room) that can easily be enclosed as a 5th bedroom or home office. Upstairs, you'll find a wide-open loft ready to become a game room, media space, or even another bedroom. The expansive primary suite includes a luxurious bath with dual sinks, soaking tub, separate shower, and a huge walk-in closet. Three more generously sized bedrooms and a double-sink bathroom complete the upper level.

Step outside to your private backyard retreatâ€”featuring a massive Alumawood patio cover with fans and lighting, lush landscaping, and plenty of room for a pool or outdoor entertaining.

Located in a beautifully maintained neighborhood within the top-rated Temecula School District and just minutes from French Valley amenities, shopping, parks, and freeway access. This is one of the best opportunities in the areaâ€”donâ€™t miss it!

Built in 2005

## Essential Information

MLS® #	SW25117154
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,349
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Andrew Warburton
Listing Office	eXp Realty of Southern California, Inc.

## Community Information

Address	31711 Wintergreen Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92563

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage, Garage Faces Front
# of Garages	3
Garages	Door-Multi, Garage, Garage Faces Front
View	Neighborhood
Pool	None
Security	Smoke Detector(s), Closed Circuit Camera(s)

## Exterior

Lot Description	Sprinklers In Front, Level, Rectangular Lot, SixToTenUnitsAcre, Sprinklers In Rear, Sprinklers Timer
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## Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, All Bedrooms Up, Loft, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	May 25th, 2025
Days on Market	13
Zoning	SP ZONE
Short Sale	N
RE / Bank Owned	N

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