

# **\$779,800 - 31578 Waterfall Way, Murrieta**

MLS® #SW25149771

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## **\$779,800**

5 Bedroom, 4.00 Bathroom, 3,559 sqft  
Residential on 0 Acres

N/A, Murrieta,

**BEAT THE HEAT WITH YOUR OWN POOL PARADISE. \$20,000 PRICE IMPROVEMENT.** Step into the perfect haven for family living and everyday enjoyment. This spacious 3,559 sq. ft. residence boasts 5 bedrooms and 4.5 bathrooms on a generous 7,405 sq. ft. level lot. From its stately stone pillars to tasteful accents, the exterior exudes timeless charm.

Inside, natural light pours through abundant windows, highlighting the newer engineered hardwood flooring on the main level. The heart of the home includes an updated kitchen with white cabinetry and granite countertops, a cozy family room with a fireplace, and a separate formal dining room—ideal for making memories. An indoor laundry room offers everyday convenience, while the thoughtful layout provides both comfort and functionality.

Step outside to enjoy your very own oasis, complete with a **SPARKLING POOL**, **RELAXING SPA**, covered patio, and lush lawn—perfect for entertaining or unwinding in style. Energy efficiency comes easy with a **FULLY PAID SOLAR SYSTEM**. Families will love being within walking distance of a well-equipped community park featuring sport courts, baseball and soccer fields, and a playground. Located in the award-winning Temecula school district, this home also provides close access to Temecula Wine



Country, championship golf courses, upscale shopping, major freeways, and 5-star resorts. Best of all, there's no HOA and you're in a lower tax area.

Whether you’re hosting, relaxing, or soaking in the surrounding amenities, this inviting home offers the space, style, and setting your family deserves.

Built in 2005

**Essential Information**

MLS® #	SW25149771
Price	\$779,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,559
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jill Madlem
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	31578 Waterfall Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92563

**Amenities**

Parking Spaces	3
# of Garages	3

View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	Landscaped, Level
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## Interior

Interior Features	Bedroom on Main Level, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
Elementary	French Valley
Middle	Bella Vista
High	Chaparral

## Additional Information

Date Listed	July 4th, 2025
Days on Market	62
Zoning	SP ZONE
Short Sale	N
RE / Bank Owned	N

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