

# \$517,900 - 40317 Calle Real, Murrieta

MLS® #SW25167577

**\$517,900**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome to Arroyo Vista, a resort style community in the heart of Murrieta! This is one of the most sought-after floor plans in the community. With over 1500 sq ft of luxury living space this home features 3 bedrooms 2.5 bathrooms, a HUGE loft and a 2 car attached garage. This beautiful home is an end unit located in a quiet part of the community and has an extra-large front patio that only a couple of homes have! Its a great place to BBQ and entertain friends and family! This home features luxury designer vinyl wood plank floors throughout the first floor, it carries up the staircase and into the spacious loft area upstairs. Upgraded carpet in the bedrooms. Large laundry room on the second floor for convenience. The gourmet kitchen features granite counter tops with an eat at island, SS appliance package and gorgeous espresso cabinets. Only one common wall makes this home feel like a single-family home! The community is like living at a resort with the sparkling pool and spa, tot lots and BBQ areas. See why so many people are flocking to this community.



Built in 2015

## Essential Information

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Price \$517,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Sharon Geier
Listing Office	RE/MAX One

## Community Information

Address	40317 Calle Real
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92563

## Amenities

Amenities	Clubhouse, Maintenance Grounds, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s)
Parking Spaces	2
Parking	Direct Access, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Garage, Garage Faces Rear
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, 24 Hour Security

## Exterior

Lot Description	Corner Lot
Windows	Double Pane Windows, Shutters

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Recessed Lighting, All Bedrooms Up, Walk-In
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	Closet(s), Breakfast Area, Granite Counters, High Ceilings, Loft
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Dryer, Washer, Built-In Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Murrieta
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## Additional Information

Date Listed	July 25th, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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