

# \$528,390 - 31600 Angel Aura Drive, Winchester

MLS® #SW25168586

## \$528,390

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 0 Acres

N/A, Winchester,

**NEW CONSTRUCTION!** Ready for Immediate Move-in! Includes Upgraded Flooring, Refrigerator, Washer & Dryer!

The first floor of this new two-story home is host to an open-concept floorplan with convenient access to an outdoor patio for effortless entertaining and multitasking. Two secondary bedrooms share the second floor with the luxurious owner's suite, complete with a spa-inspired bathroom and walk-in closet. A two-bay garage completes the home.

Indigo is a collection of new single-family homes now selling at the Sunstone masterplan in Winchester, CA. Residents will benefit from fantastic onsite amenities and gated community access, along with proximity to SR 79 for convenient commutes and travel. Local attractions like Diamond Valley Lake make it easy to maintain an active lifestyle. Residents will be a short drive from local shopping, dining and entertainment in downtown Murrieta.

Built in 2025

## Essential Information

MLS® #	SW25168586
Price	\$528,390
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,711
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Todd Myatt
Listing Office	Century 21 Masters

### **Community Information**

Address	31600 Angel Aura Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

### **Amenities**

Amenities	Controlled Access, Maintenance Grounds, Barbecue, Picnic Area, Playground, Pool
Utilities	Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Frame, Stucco
Lot Description	Front Yard, Level, Sprinkler System
Roof	Tile
Construction	Frame, Stucco
Foundation	Slab

### **Interior**

Interior Features	Breakfast Bar, Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District                      Murrieta

### **Additional Information**

Date Listed                      July 26th, 2025  
Days on Market                      8  
Short Sale                              N  
RE / Bank Owned                      N

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