

# **\$775,000 - 23563 Kathryn Street, Murrieta**

MLS® #SW25197879

---

## **\$775,000**

5 Bedroom, 5.00 Bathroom, 3,686 sqft

Residential on 0 Acres

N/A, Murrieta,

Stunning Sedona Tract Home in West Murrieta

This beautiful 5 bedroom, 4.5 bath home offers the perfect combination of space, comfort, and convenience. Situated on the highly desirable west side of Murrieta in the Sedona tract, the property is within walking distance of top-rated schools, a regional shopping center, driving range, and offers quick access to the 15 freeway for commuters. If you're looking for room to spread out in a quiet setting, this is it!

Step inside from the covered porch and you'll be greeted by a striking wrought iron staircase that sets the tone for the elegance found throughout the home. The spacious kitchen features granite countertops and backsplash, a walk-in pantry, and stylish tile flooring. It opens seamlessly to the family room with a cozy fireplace, creating the ideal space for gatherings. A separate formal dining room with French doors adds sophistication and charm, perfect for hosting special occasions.

The floor plan is thoughtfully designed with a full bedroom and bathroom on the main level, making it ideal for guests or extended family. Upstairs, you'll find four additional bedrooms including the luxurious primary suite, a convenient laundry room with abundant cabinetry, and a huge loft that's perfect for a pool table, media room, or



kidsâ€™™ hangout, 4 car tandem garage giving you additional ample space for storage, cars, toys, etc.

Located in the heart of Murrieta, this home is just minutes from award-winning schools including Cole Canyon Elementary, Thompson Middle, and Murrieta Valley High.

Built in 2004

**Essential Information**

MLS® #	SW25197879
Price	\$775,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,686
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Warburton
Listing Office	eXp Realty of Southern California, Inc.

**Community Information**

Address	23563 Kathryn Street
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Door-Multi, Garage, Concrete, Driveway Up Slope From Street, Garage Faces Front
# of Garages	4
Garages	Door-Multi, Garage, Concrete, Driveway Up Slope From Street, Garage Faces Front
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinkler System, Yard
-----------------	--

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, Bedroom on Main Level, Loft, Primary Suite, Walk-In Closet(s), Granite Counters, Walk-In Pantry
Appliances	Double Oven, Dishwasher, Disposal, Gas Oven, Microwave
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Murrieta
----------	----------

## Additional Information

Date Listed	September 15th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 28th, 2026 at 8:46am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.