

\$870,000 - 35793 Abelia St., Murrieta

MLS® #SW25207194

\$870,000

5 Bedroom, 3.00 Bathroom, 3,442 sqft

Residential on 0 Acres

N/A, Murrieta,

*MOTIVATED SELLER! *PANORAMIC VIEWS *GUARD GATED COMMUNITY * 4-CAR GARAGE Set in the exclusive guard-gated community of Greer Ranch, this 3,494 sq ft home offers 5 bedrooms, 3 baths + LOFT & a RARE 4-CAR TANDEM GARAGE.

With beautiful curb appeal, the home is set back from the street for added privacy & surrounded by mature foliage. Inside, soaring 2-story ceilings greet you w/VIEWS through to the backyard & out to the stunning panoramic scenery. At the front of the home, a charming living room (or home office) w/custom built-ins sits across from the formal dining room w/plantation shutters. The rear of the home opens to a spacious family room w/fireplace & custom built-in, seamlessly connected to the remodeled chefâ€™s kitchenâ€”complete w/large QUARTZ island, rich cherry cabinetry, stainless hood, glass subway tile backsplash, 6-burner gas range & walk-in pantry.

Throughout the home youâ€™ll find wood & tile flooring (no carpet!), adding both style & easy maintenance. Also downstairs: a MAIN FLOOR BEDROOM & FULL BATH, perfect for guests, plus a laundry room w/sink & tons of storage. The 4-car tandem GA has epoxy floors, custom cabinets & an EV charger. Upstairs, hardwood floors lead to a loft, ideal as a 2nd family room or game rm, along w/a built-in desk for 2 & a lg. linen cabinet. 3 secondary bedrooms, all w/plantation shutters & ceiling fans, share a dual-sink BA. The primary suite is a true retreat featuring a



spa-like bath w/jetted tub, walk-in shower, dual sinks, vanity & huge walk-in closet. Step outside to your private balcony & take in breathtaking views of the Santa Rosa Plateau & Temecula Valley—a perfect spot to unwind under the stars. If you're looking for a low-maintenance backyard w/to-die-for views—you've found the ONE! This private outdoor space features a mix of stamped concrete & pavers, a nice-sized patio to sit & lounge, a gas fire pit, + plenty of shade from the oversized balcony above & custom awnings. The perfect spot to relax, entertain, & soak in the surrounding scenery. Greer Ranch residents enjoy 24/7 security, a community pool & spa, parks, basketball court, nearby hiking & biking trails, & year-round events that bring neighbors together. Nestled in the hills, the neighborhood offers afternoon breezes, peaceful natural surroundings & a true sense of community, all while being just minutes from the 215 & 15, shopping (like Costco, Target, Home Depot), dining, Old Town Murrieta, the renowned Temecula wineries, Promenade Mall & more!

Built in 2002

Essential Information

MLS® #	SW25207194
Price	\$870,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,442
Acres	0.20
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jennifer Hultquist

Listing Office Realty One Group Pacific

Community Information

Address 35793 Abelia St.
Area SRCAR - Southwest Riverside County
Subdivision N/A
City Murrieta
County Riverside
Zip Code 92562

Amenities

Amenities Barbecue, Clubhouse, Controlled Access, Guard, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Security, Spa/Hot Tub, Sport Court, Trail(s)
Parking Spaces 4
Parking Garage, Garage Faces Front, Tandem
of Garages 4
Garages Garage, Garage Faces Front, Tandem
View Panoramic
Has Pool Yes
Pool Association, Community
Security Carbon Monoxide Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Security Guard, Smoke Detector(s), 24 Hour Security

Exterior

Lot Description Back Yard, Front Yard, Landscaped, Near Park
Windows Plantation Shutters

Interior

Interior Features Primary Suite, Balcony, Bedroom on Main Level, Ceiling Fan(s), High Ceilings, Loft, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Heating Central
Cooling Central Air, Dual
Fireplace Yes
Fireplaces Family Room
of Stories 2
Stories Two

School Information

District	Murrieta
Elementary	Antelope Hills
Middle	Shivela
High	Vista Murrieta

Additional Information

Date Listed	September 2nd, 2025
Days on Market	77
Short Sale	N
RE / Bank Owned	N

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