

\$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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