

# **\$349,900 - 29061 Griffith Dr, Menifee**

MLS® #SW25215047

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## **\$349,900**

2 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0 Acres

N/A, Menifee,

Welcome to this charming 2-bedroom, 2-bath home located in the highly desirable 55+ community of Sun City Civic Association in Menifee featuring gated RV parking, LOW taxes, and LOW HOA. From the moment you arrive, the inviting double-door entry sets the tone for the warm and welcoming atmosphere inside. Step into a thoughtfully designed layout featuring good-sized bedrooms, ample storage throughout, and a light-filled sunroom that extends the living space and creates the perfect spot to relax with a morning cup of coffee or enjoy an afternoon with friends. Beyond the sunroom, a covered patio runs the entire length of the home, offering a seamless transition to the backyard and plenty of space for outdoor dining, entertaining, or simply taking in the fresh air. The kitchen stands out with its striking dark granite countertops, unique tile backsplash, and generous cabinetry, combining both function and style. Vinyl flooring flows throughout the home—meaning no carpet to worry about—while ceiling fans in nearly every room keep the interiors comfortable year-round. The spacious primary suite offers the convenience of an ensuite bathroom, and a private vanity station. Sitting on a large lot, this property also features gated RV parking, a chain-link fence with privacy slats for added seclusion, and endless potential to make the outdoor space your own. Whether you envision a low-maintenance retreat or a vibrant garden oasis, this backyard provides the blank



canvas youâ€™ve been waiting for. Residents of Sun City Civic Association enjoy access to a wide range of amenities, including pools, recreation centers, clubs, and community events. The homeâ€™s prime location places you just minutes from shopping, dining, medical services, and entertainment, with easy access to the I-215 freeway making commuting and travel a breeze. Best of all, youâ€™ll appreciate the LOW taxes and LOW HOA fees that make this property an incredible value in one of Menifeeâ€™s most established and welcoming communities.

Built in 1972

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | SW25215047                  |
| Price          | \$349,900                   |
| Bedrooms       | 2                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,204                       |
| Acres          | 0.21                        |
| Year Built     | 1972                        |
| Type           | Residential                 |
| Sub-Type       | Single Family Residence     |
| Status         | Closed                      |
| Listing Agent  | Jim Holbrook                |
| Listing Office | Performance Estates & Homes |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 29061 Griffith Dr                  |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Menifee                            |
| County      | Riverside                          |
| Zip Code    | 92586                              |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Call for Rules, Pool, Spa/Hot Tub, Billiard Room, Clubhouse, Fitness Center, Management, Other Courts, Tennis Court(s) |
| Utilities      | Electricity Connected, Sewer Connected, Water Connected  |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage, RV Access/Parking, RV Gated, RV Potential  |
| # of Garages   | 2  |
| Garages        | Driveway, Garage, RV Access/Parking, RV Gated, RV Potential  |
| View           | Hills, Peek-A-Boo  |
| Has Pool       | Yes  |
| Pool           | Association  |

## Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Front Yard, Rocks, Sloped Down, Yard |
| Roof            | Composition                          |
| Foundation      | Slab                                 |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Vinyl  |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Granite Counters, Main Level Primary, See Remarks |
| Appliances        | Dishwasher, Electric Range, Disposal, Microwave, Water Heater  |
| Heating           | Central, Forced Air  |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |               |
|----------|---------------|
| District | Menifee Union |
|----------|---------------|

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 10th, 2025 |
| Days on Market  | 23                   |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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