

\$730,000 - 42354 Circulo Cavinara, Murrieta

MLS® #SW25217358

\$730,000

4 Bedroom, 3.00 Bathroom, 2,515 sqft
Residential on 0 Acres

N/A, Murrieta,

Located on a quiet cul-de-sac in West Murrieta, this single-story residence combines comfort, space, and flow. Inside, continuous LVP flooring extends through every room, creating a cohesive sense of design. The home's layout provides a distinct dual-suite arrangement: the primary owner's suite is privately set at one end of the home, while a second suite with double-door entry, a large bedroom, full private bath, and front-facing views anchors the opposite side. Along the same hallway are two additional bedrooms, another full bathroom, and the laundry room, all positioned near the kitchen and family room for convenience and function.

At the center, the kitchen features granite counters, a generous island, and open sightlines to the dining area and family room with fireplace. Sliding doors lead to an extended covered patio that runs the full width of the home, offering shaded outdoor living from end to end. A separate enclosed covered patio off the owner's suite provides a private retreat. The backyard includes fruit trees and low-maintenance landscaping.

Enjoy easy walkability to Calle Estancia Park with its open field, walking path, playground, and picnic pavilion, and near Thompson Middle School, Murrieta Valley High School, the local driving range, and Old Town Murrieta's dining and coffee. With low



taxes, no HOA, and a neighborhood noted for its pride of ownership, this property offers a rare single-level design with two full bedroom suites and convenient access to community amenities. Ready to make this HOME?

Built in 1999

Essential Information

MLS® #	SW25217358
Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,515
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Katherine Materiale
Listing Office	Real Brokerage Technologies

Community Information

Address	42354 Circulo Cavinara
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Parking Spaces	2
Parking	Direct Access, Garage, Door-Multi, Garage Faces Front
# of Garages	2
Garages	Direct Access, Garage, Door-Multi, Garage Faces Front
View	Neighborhood
Pool	None

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Near Park, Cul-De-Sac, Sprinklers In Front, Sprinklers In Rear, Sprinkler System

Interior

Interior	Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), In-Law Floorplan, Multiple Primary Suites
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Murrieta
Elementary	Murrieta
Middle	Thompson
High	Murrieta Valley

Additional Information

Date Listed	August 21st, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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