

# **\$629,000 - 39861 Via Castana, Murrieta**

MLS® #SW25232957

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## **\$629,000**

4 Bedroom, 3.00 Bathroom, 2,153 sqft

Residential on 0 Acres

N/A, Murrieta,

VALUE PRICED HOME!! SHOWS SO PRETTY!! BEAUTIFUL, WELL-CARED FOR 2 STORY HOME, NO HOA, LOW TAXES, HIGH HIGH CATHEDRAL CEILINGS!! \*\*\*\*ALL WINDOWS AND 2 SLIDING GLASS DOORS ARE ONLY ABOUT 1 YEAR OLD!!

ALUMAWOOD PATIO COVER IS NEWER!! LEASED SOLAR!!! NO MORE EXPENSIVE ELECTRIC BILLS!! ALL THE BEDROOMS ARE LARGE!! The wall color throughout is a nice neutral color palette. You will be pleasantly surprised when you tour this home! Nice large tiled entryway. The front living room has 2 story ceilings, is light filled, offers a lovely fireplace and the first sliding glass door giving access to the rear yard. The dining room is right off the kitchen, has a tray ceiling and is very roomy with a backyard garden view. The kitchen has a very warm feeling, rich wood cabinet color, earthy granite counters, plenty of storage, tray ceiling with recessed lighting, space for an eat-in dining table with another sliding glass door to the backyard. The family room is next to the kitchen area for easy open access and convenience. On the 2nd floor, you'll love and appreciate MORE TALL ceilings!! The primary is oversized with cathedral ceilings, giving it such a large open feeling. The en suite has been updated with a custom shower enclosure, tub surround, dual sinks with a stone countertop and a separate vanity seating area! Down the hallway, the full bathroom has a large white vanity with dual sinks and a separate room for the shower.



You will find the other 3 bedrooms upstairs opposite the primary bedroom. All bedrooms have ceiling fans! The backyard is so nice and manicured. You'll love the cover of the newer Alumawood patio cover, stamped & colored patio concrete, mature trees and low maintenance turf. The entire property has low maintenance landscaping and like-new vinyl fence! The alarm system stays and is only about 1 year old. This location is great! It's easy access to the 215, walking distance to the large neighborhood park, Los Alamos Hills Sports Park is minutes down the road, walk to church, restaurants, the local veterinarian's office, the gym, etc. Only 1.2 miles to Rail Ranch Elementary. Award winning Murrieta Schools! **DON'T MISS OUT ON THIS HOME!!! FOR THE PICKIEST BUYERS!!**

Built in 1990

### **Essential Information**

MLS® #	SW25232957
Price	\$629,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Marie Clark
Listing Office	Allison James Estates & Homes

### **Community Information**

Address	39861 Via Castana
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Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92563

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected, Sewer Not Available
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway Level, Driveway, Garage, On Street, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway Level, Driveway, Garage, On Street, Garage Faces Front
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security System

## Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Near Park, Near Public Transit, Sprinkler System, Street Level, Yard, Desert Back, Desert Front, Rectangular Lot, Rocks
Windows	Blinds, Double Pane Windows, Screens, Low Emissivity Windows
Roof	Concrete
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, All Bedrooms Up, Primary Suite, Cathedral Ceiling(s), Coffered Ceiling(s), Tray Ceiling(s), Two Story Ceilings
Appliances	Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	Two

### **School Information**

District	Murrieta
Elementary	Rail Ranch
Middle	Dorothy Mcelhinney
High	Vista Murrieta

### **Additional Information**

Date Listed	October 5th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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