

# \$550,000 - 30282 Silicate Drive, Menifee

MLS® #SW25240894

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,813 sqft

Residential on 0 Acres

N/A, Menifee,

HUGE \*\$25,000 Price Reduction\* On the Gorgeous "TURNKEY" 2-bedroom, 2-bath home with a versatile Den that can easily convert into a 3rd bedroom. Offering 1,813 square feet of comfortable living space. Built in 2016, located in the desirable gated Orchid/Primrose 55+ Senior community at 30282 Silicate Dr., Menifee, CA 92584. This stunning home combines modern upgrades featuring; upgraded plank tile flooring in common areas, and cozy carpeting in the bedrooms, complemented by a Therma-Tru raised panel front door with decorative glass insert, and stylish two-tone gray flat finish paint. The Double door walled-in Den provides privacy for a home office or guest room. Other features are; indoor Laundry with utility sink, white Thermofoil cabinetry adding extra storage, and a clean look, plus newer Washer & Dryer included! Ceiling fans are installed throughout, and the home is pre-wired for flat-screen TVs. Wood shutters and dual-pane windows enhance comfort and energy efficiency. The great room, located just off the kitchen, features a beautiful indoor fireplace creating a warm and inviting space perfect for relaxing or entertaining. The kitchen is a true centerpiece, featuring stainless steel appliances, white thermofoil cabinets, a custom backsplash, pendant lighting, a center island to include the range with gas cook top and vented hood, pull-outdrawers for pots and pans, and a frosted glass pantry door. The primary suite includes mirrored closet doors,



recessed lighting with dimmer controls, framed mirrors, a silver aluminum stand up shower enclosure, separate soaking tub, and ADA-height toilets with privacy door. The exterior has been beautifully upgraded with a landscaped front yard featuring a custom walkway, wall planter, curb, decorative rock, shrubs, tree, and synthetic turf. The backyard offers low-maintenance enjoyment with synthetic turf, gravel, a drip irrigation system, aluminum rain gutters, and an alumawood patio cover with ceiling fans—perfect for relaxing or hosting gatherings. The two-car garage includes coach lights and fluorescent lighting, tankless water heater, side door to rear yard. This beautiful lot spans 5,227 square feet with amazing curb appeal in one of Menifee's most sought-after senior communities. A must see!

Built in 2016

## Essential Information

MLS® #	SW25240894
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,813
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Denise Gentile
Listing Office	Coldwell Banker Assoc Brkr-SC

## Community Information

Address                   30282 Silicate Drive

Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92584

## Amenities

Amenities	Fitness Center, Barbecue, Outdoor Cooking Area, Pickleball, Picnic Area, Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage Faces Front, Garage
View	Neighborhood
Has Pool	Yes
Pool	Association, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System, Gated Community

## Exterior

Exterior	Stucco, Blown-In Insulation, Concrete, Drywall, Glass
Exterior Features	Rain Gutters, Lighting
Lot Description	Landscaped, Street Level, Drip Irrigation/Bubblers, Near Public Transit
Windows	Screens, Double Pane Windows, Plantation Shutters, Shutters
Roof	Spanish Tile
Construction	Stucco, Blown-In Insulation, Concrete, Drywall, Glass
Foundation	Permanent, Slab

## Interior

Interior	Carpet, Tile, Concrete
Interior Features	Ceiling Fan(s), Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Attic, Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Wired for Data
Appliances	Built-In Range, Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Washer, Disposal, Gas Cooktop, Tankless Water Heater, Water Heater, Water To Refrigerator

Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

## School Information

District	Menifee Union
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## Additional Information

Date Listed	October 24th, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

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