

# **\$620,000 - 40169 Los Olivos Court, Murrieta**

MLS® #SW25246395

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## **\$620,000**

3 Bedroom, 2.00 Bathroom, 1,480 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to 40169 Los Olivos Court â€” a single-story pool home tucked away on a peaceful cul-de-sac in the heart of Murrieta! This 3-bedroom, 2-bathroom residence offers 1,480 sq. ft. of comfortable living space on an oversized 11,326 sq. ft. lot, providing exceptional privacy and plenty of outdoor enjoyment. Step outside to your private backyard complete with a sparkling pool, separate spa, cabana-style bar area, and ample space for entertaining or relaxing under the sun. The landscaping is ready for your personal touches, offering the perfect opportunity to design your own outdoor oasis. Two outdoor sheds provide convenient storage for tools or hobbies, while the two-car garage adds everyday functionality. Inside, the home is clean and move-in ready, featuring a cozy fireplace and a bright, inviting layout. Energy-efficient solar panels help keep utility costs low, making this home as practical as it is enjoyable. Enjoy the benefits of no HOA and very low taxes, keeping your monthly costs affordable. Situated in a prime location, this home is close to top-rated schools, Rady Childrenâ€™s, Historic Old Town Murrieta, shopping and dining at the Promenade Mall, and offers easy access to both the I-15 and I-215 freeways for a convenient commute to San Diego or Orange County. Public transportation and major amenities are just minutes away. Whether youâ€™re looking to relax, entertain, or simply enjoy a spacious lot with nice outdoor living, Los Olivos Court



offers a rare combination of comfort, privacy,  
and convenience â€” all in one of  
Murrietaâ€™s most desirable neighborhoods.

Built in 1988

**Essential Information**

MLS® #	SW25246395
Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Acres	0.26
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Laura Holbert
Listing Office	Team Integrity Realty

**Community Information**

Address	40169 Los Olivos Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Concrete, Door-Single
# of Garages	2
Garages	Direct Access, Driveway, Garage, Concrete, Door-Single
View	Neighborhood
Has Pool	Yes

Pool	In Ground, Private, Fiberglass, Filtered
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Concrete, Drywall, Frame, Glass, Plaster
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Near Public Transit, Irregular Lot, Near Park, ZeroToOneUnitAcre
Windows	Blinds, Screens
Roof	Tile
Construction	Stucco, Concrete, Drywall, Frame, Glass, Plaster
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Quartz Counters, Unfurnished
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater, Built-In Range
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Murrieta
Elementary	Rail Ranch
Middle	Shivela
High	Mesa

## Additional Information

Date Listed	October 22nd, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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