

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

MLS® #SW25246395

\$620,000

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

N/A, Murrieta,

Welcome to 40169 Los Olivos Court – 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 Children’s™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 you’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

Based on information from California Regional Multiple Listing Service, Inc. as of April 22nd, 2026 at 5:31pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should

investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.