

# **\$775,000 - 35488 Sumac Avenue, Murrieta**

MLS® #SW25263187

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## **\$775,000**

4 Bedroom, 3.00 Bathroom, 2,809 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to your dream Greer Ranch retreat, an impeccably maintained 4 bedroom, 3 bathroom home with a loft offering 2,809 sq ft of comfortable and functional living space in the exclusive guard gated Greer Ranch community. The warm and inviting interior showcases hardwood and tile flooring throughout the first level, an open concept kitchen equipped with a gas stove, electric double oven, Bosch dishwasher, and new refrigerator, and a cozy living room centered around a gas fireplace. A convenient downstairs bedroom and full bathroom with a shower provide flexibility for guests or multigenerational living. Upstairs, the expansive master suite features a charming barn door entry, a fully remodeled spa inspired bathroom, and a custom walk in closet offering exceptional storage. Step outside to a serene landscaped backyard with mature plants and flowers, a partially covered pergola, and a second gas fireplace, creating an ideal setting for outdoor entertaining and relaxation. Additional highlights include a three car garage with built in shelving, workbench, and upgraded lighting, updated mechanical systems for peace of mind, an included washer and gas dryer, and solar panels averaging approximately \$160 per month for the current owners, a family of two. Greer Ranch residents also enjoy exceptional community amenities including 24 hour staffed security, a clubhouse, swimming pool, spa, outdoor barbecues, and a childrens play area.



Built in 2006

## Essential Information

MLS® #	SW25263187
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,809
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matthew Schaeffer
Listing Office	Arrive Real Estate

## Community Information

Address	35488 Sumac Avenue
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Clubhouse, Controlled Access, Fire Pit, Maintenance Grounds, Management, Picnic Area, Playground, Pool, Guard, Security, Spa/Hot Tub
Parking Spaces	3
# of Garages	3
View	Mountain(s)
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Lawn, Sprinkler System
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## Interior

Interior Features	Bedroom on Main Level, Loft, Primary Suite
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Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Murrieta
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## Additional Information

Date Listed	November 19th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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