

\$1,698,000 - 40801 Avenida La Cresta, Murrieta

MLS® #SW26024841

\$1,698,000

3 Bedroom, 3.00 Bathroom, 1,300 sqft
Residential on 9 Acres

N/A, Murrieta,

OPPORTUNITY KNOCKS! This fully developed 9+acre ranch on the Santa Rosa Plateau is equipped with everything you need for epic equestrian living! Included for a quick headstart for a future 3500sf custom home are engineered architectural plans (you may personalize), concrete house pad, ground plumbing and select materials. This pristine ranch with THREE APARTMENTS was designed with no costs spared, evident from the moment you enter through the custom gate and drive past sprawling pastures, 2 vineyards, artistic stone monuments, ponds, mature trees, fruit orchard, natural stone bridges, custom covered lighted 60-foot round pen and multiple paddocks with shade structures. The massive 2-story breezeway barn hosts equestrian facilities, including 3 large stalls with covered in-and-outs, a ground-level studio apartment, patio, tack room and storage. The attached RV garage will accommodate a 40+foot motorhome and still offers an entire garage for further storage, workshop, laundry room & covered patio. On the upper level are two more apartments â€” a 1-BD/1-Bath with full kitchen, living room and balcony, and a cool â€œSpeakeasyâ€• themed studio with large living room, kitchenette and bathroom. Plans for the 3500sf custom single-story home were previously submitted and are ready to jumpstart your construction process. Enjoy DIRECT TRAIL ACCESS, storage galore with three 40-ft containers, covered parking structures,



stone-lined roads circumnavigating the entire property, dry streambeds, covered shade structures for the horses, cross-fencing, private water well, irrigation & electrical throughout, new solar system, Tesla power walls and the unrivaled peace of living in a quiet, yet convenient part of this equestrian enclave of like-minded, horse-friendly neighbors. This gem of the Plateau must be experienced to fully take in this unique opportunity! *****Discover the La Cresta Lifestyle: 5-acre minimum parcels (10-acre minimum in SR West), just minutes to schools, restaurants, hospitals, stores, 15 Fwy & Temecula Wine Country. Enjoy this peaceful ranch community w/no commercial businesses, robust social activities, miles of private community trails & 1000s of acres of Ecological Reserve! All less than 1.5 hours from LA, SD, OC, Palm Springs & Big Bear. Discover the country, yet convenient, lifestyle of La Cresta, Tenaja & the Communities of the Santa Rosa Plateau!

Built in 2009

Essential Information

MLS® #	SW26024841
Price	\$1,698,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,300
Acres	9.24
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelly Smith
Listing Office	Allison James Estates & Homes

Community Information

Address	40801 Avenida La Cresta
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Horse Trails, Pets Allowed, Trail(s)
Parking Spaces	5
Parking	Direct Access, Garage, Covered, Detached Carport, On Site, RV Access/Parking, RV Garage
# of Garages	5
Garages	Direct Access, Garage, Covered, Detached Carport, On Site, RV Access/Parking, RV Garage
View	Hills, Mountain(s), Neighborhood, Rocks, Vineyard, Trees/Woods, Meadow, Pasture
Pool	None
Security	Security Gate

Exterior

Lot Description	Lot Over 40000 Sqft, Agricultural, Horse Property, Pasture, Ranch
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Interior

Interior Features	Bedroom on Main Level, Workshop
Heating	Electric
Cooling	Electric
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Murrieta
Elementary	Cole Canyon
Middle	Thompson
High	Murrieta Valley

Additional Information

Date Listed	January 23rd, 2026
Days on Market	10

Short Sale N

RE / Bank Owned N

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