39723 COBBLER COURT, MURRIETA, CA, 92562

5 BD | **3** BA | **2,052** SQ. FT | **7,405** SQ. FT LOT

OFFERED AT

$739,000



To get listing and finance info about this property,

text **LIST14177449** to **800.701.6509**
Message and data rates may apply

OR, scan this code

ABOUT **THIS PROPERTY**

Move-In Ready Pool Home with Paid Solar & Flexible Living Space! Welcome home to this beautifully updated 4-bedroom, 2. 5-bath residence offering the perfect blend of style, comfort, and energy efficiency. Need additional space? The downstairs den can easily be converted into a fifth bedroom, making it ideal for multigenerational living, guests, or a private home office. The heart of the home is the refreshed kitchen, featuring white cabinetry, quartz countertops, and newer stainless steel appliances, creating a bright and inviting space for everyday living and entertaining. Step outside to your own private backyard retreat.

5
BED





3
BATH



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Franklin Loan Center™

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Branch NMLS# 1393803

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EQUAL HOUSING LENDER

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CASSANDRA HENSON
m: (951) 760-8461
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AREA REPORT

CONVENIENT

This home is in a convenient area. Some errands in this location require a car and most major services are within 2 miles.

- ATM — 0.9 MI
- PHARMACY — 0.9 MI
- COFFEE — 1.4 MI
- MEDICAL — 1.4 MI
- CLEANERS — 1.4 MI
- GYM — 1.4 MI
- GAS — 1.6 MI
- MOVIE THEATER — 2.3 MI

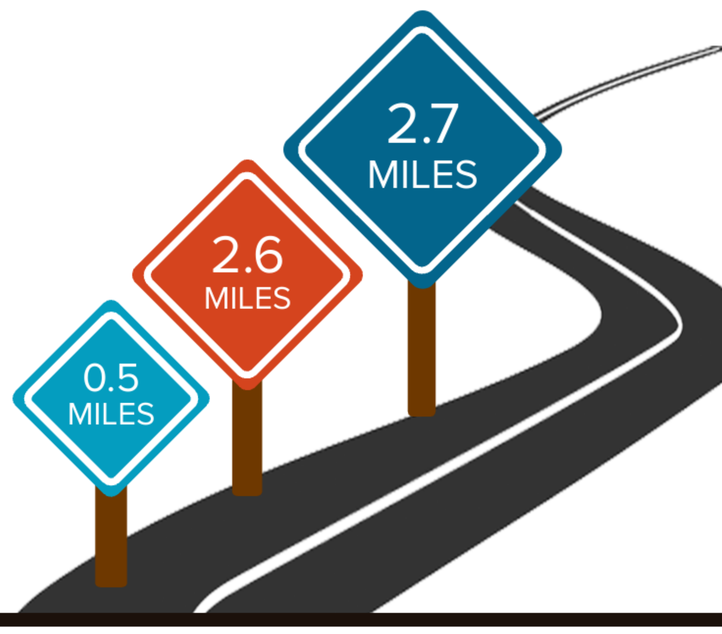


SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 13 private schools and 2 charter schools within 5 miles.

- 9 RATING — K-5 — TOVASHAL ELEMENTARY SCHOOL — ASSIGNED
- 9 RATING — 6-8 — THOMPSON MIDDLE SCHOOL — ASSIGNED
- 9 RATING — 9-12 — MURRIETA VALLEY HIGH SCHOOL — ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE — CALIFORNIA OAKS GOLF COURSE (1.4 MILES)
- PARK — LOS ALAMOS HILLS SPORTS PARK (2.4 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 54 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

FAST FOOD	11	ITALIAN	4
MEXICAN	10	JAPANESE	3
PIZZA	6	SUSHI	2
AMERICAN	5	CHINESE	2
INTERNATIONAL	5	OTHER	12



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DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

EQUAL HOUSING OPPORTUNITY