

# 40452 Erica Avenue

Murrieta, CA 92562



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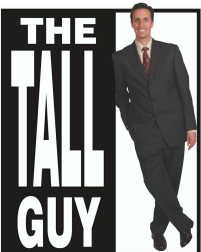


**Lot Size:** 10,019 (0.23 acres) **County:** Riverside County **Year built:** 2004

**Property type:** Single Family Home

Murrieta Pool Home! 3,470 sq. ft. with 5 bedrooms, 3 baths (1 Bedroom/ full bath downstairs), with upstairs bonus room/loft and nice, flowing floor plan. Center island kitchen with beautiful granite counters, stainless steel appliances, double ovens, walk-in pantry and butlers pantry. Seller installed gorgeous bamboo wood flooring throughout! Huge formal dining room. Separate formal living room and family room. Dual staircase up from entryway and kitchen. \$5,000 builder upgrade for reflective roofing material and whole house fan reduces A/C usage significantly. Surround sound speakers in living room. Master bedroom has vaulted ceilings, dual walk-in closets and separate shower and jetted tub. Upstairs large laundry room with lots of cabinets. 3 car garage w/tons of cabinets/storage. Possible RV parking. 10,000+ sq.

## Agent Information



**ALLISON JAMES**  
ESTATES & HOMES

**Larry Falk**  
CalBRE Lic#01148948  
Mobile (951) 440-4177  
Larry@TheTallGuyTeam.com

Allison James of California Inc (CalBRE #

