

42165 PATTON PL, MURRIETA, CA 92562

6 BD | 4 BA | 2,531 SQ. FT | 1.11 ACRE LOT

OFFERED AT

\$1,498,000



To get listing and finance info about this property,



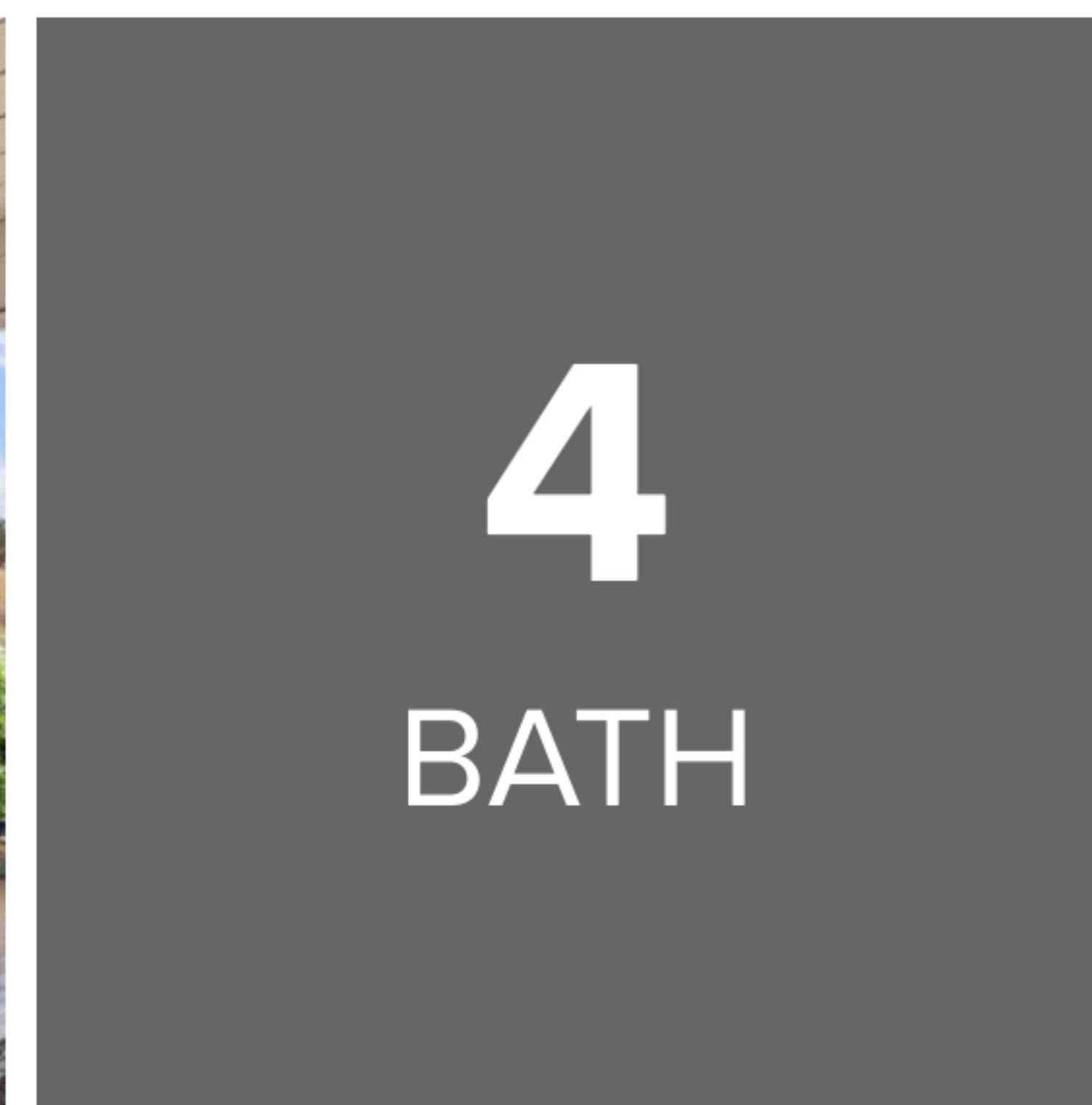
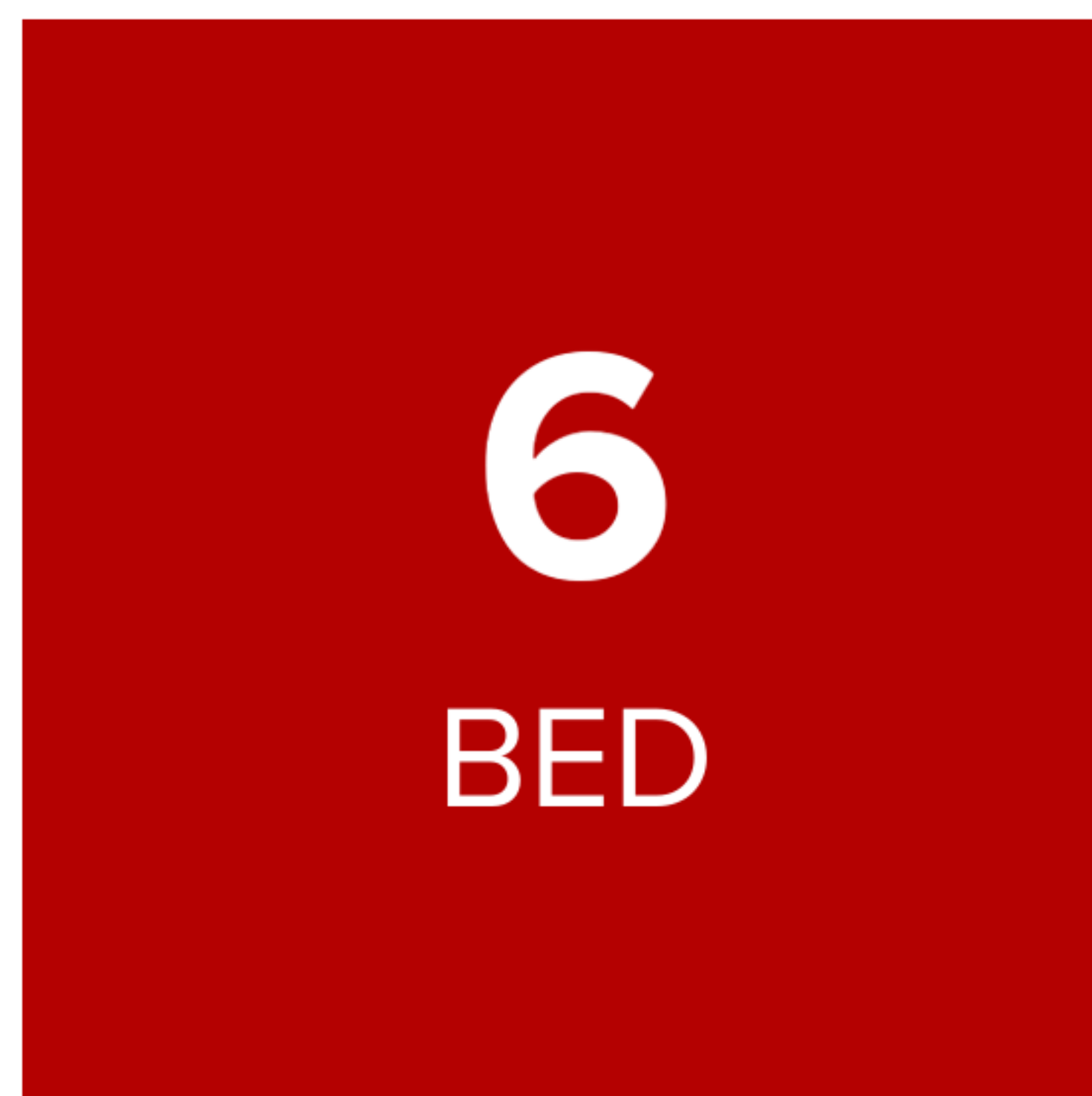
text LIST10680125
to 800.701.6509
Message and data rates may apply

OR, scan
this code



ABOUT THIS PROPERTY

****Unique Business Opportunity: Residential Care Facility for Seniors**** Discover this historic care facility featuring six spacious bedrooms designed for comfort and privacy. Set on 1.11 acres, this property is currently licensed for six beds, with prior licensing for nine, offering room for growth. The home includes four accessible bathrooms, a sunroom, and serene outdoor spaces with stunning mountain views. The kitchen is functional and stylish, equipped with stainless steel appliances and stone countertops. Designed for accessibility, all doorways allow easy entry and exit. Conveniently located near the 15 freeway, Murrieta Hot Springs.



DYONNE MCGRAW
Keller Williams Vip Properties
m: (310) 806-5025 | o: (661) 290-3700
e: dyonnemcgrawhomes@kw.com



SCOTT EDWARDS
Mortgage Advisor
NMLS# 1097143
m: (818) 796-5966
e: sedwards@prmg.net
w: www.mortgagedoc.us



26650 The Old Road, Suite 300, Valencia, CA 91381
Branch NMLS# 2540977

ListReports



©2024 Paramount Residential Mortgage Group, Inc. ("PRMG") is a mortgage lender. NMLS ID# 75243 (www.nmlsconsumeraccess.org). 1265 Corona Pointe Court, Suite 301, Corona, CA 92879. 866-776-4937. AZ Mortgage Banker License #910387. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. Licensed by the N.J. Department of Banking and Insurance. OH #RM. 804171.000. Rhode Island Licensed Lender. Equal Housing Opportunity. CA California Department of Financial Protection and Innovation ("DFPI") Loans made or arranged pursuant to a California Financing Law license. 603D903. CA California Department of Financial Protection and Innovation ("DFPI") Licensed by the California Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act 4131268.

42165 PATTON PL, MURRIETA, CA 92562

6 BD | 4 BA | 2,531 SQ. FT | 1.11 ACRE LOT



DYONNE MCGRAW

m: (310) 806-5025 | o: (661) 290-3700
e: dyonnemcgrawhomes@kw.com



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- ATM 0.5 MI
- GYM 0.7 MI
- GAS 0.9 MI
- MEDICAL 0.6 MI
- GROCERIES 0.7 MI
- MOVIE THEATER 1.3 MI
- PHARMACY 0.6 MI
- COFFEE 0.8 MI
- CLEANERS 1.6 MI



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 12 private schools and 6 charter schools within 5 miles.

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



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE MURRIETA VALLEY GOLF RANGE (1.1 MILES)
- PARK FIREFIGHTERS PARK (2.3 MILES)
- DOG PARK REDHAWK COMMUNITY DOG PARK (7.9 MILES)



NEIGHBORHOOD EATS

This home is located near 115 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

| | | | |
|---------------|----|---------|----|
| AMERICAN | 20 | ITALIAN | 9 |
| FAST FOOD | 19 | ASIAN | 7 |
| PIZZA | 13 | CHINESE | 5 |
| MEXICAN | 11 | THAI | 5 |
| INTERNATIONAL | 9 | OTHER | 13 |

