

**35751 Avenida La Cresta
Murrieta, CA 92652**

Lot 5 acres

House

Stunning 360 degree views

Approx 4,600 sq ft

Large Wrap-Around Veranda

1 Office / Den

1 Guest Quarter w/full bathroom

5 Bedrooms (includes guest room)

6 Full Bathrooms (4 inside home / 2 outside **)

--1 Full Bathroom next to the pool / 1 Full Bathroom next to the tennis court **

Granite Counter Tops / Backsplash in Kitchen

1 Dishwasher

1 Food Warmer (granite top / not built-in)

2 ovens / 1 microwave

1 Commercial Refrigerator in Garage

1 Wash / 1 Dryer in Garage (additional hook-ups inside house)

6 Ceiling Fans (family room and in each bedroom)

3 HVAC

3 Attic Cooling Fans

2 Nest Thermostat Temperature Control

Alarm System (includes 3 panels)

1 Fireplace Wood Burning

OUTSIDE:

Large Solar System (80 panels / no battery backup) – owner paid

1 Well

2 Water Tanks (5000 gallons each)

3 Septic Tanks (near main house, pool bathroom, tennis court bathroom)

1 Water Heater 75 gallons (located in guest quarter)

1 Generac XP8000E Generator (12000 starting watts / 8000 running watts)

3 HVACs

2 Sheds (includes working tools & materials / fertilizer tank with tow hitch. . . value \$5,000+)

PVC fencing around the entire 5-acre property

Empty lot ready for a Guest Home (electrical & water lines in place)

Water Fountain in front of the house

Cascading Waterfall in front of the property

Tennis Court with Overhead Lights

RV Parking (paved) with 30 Amp Electrical Outlet

1 Large Greenhouse

1 Outside Enclosed Vegetable Garden Area

4 Large Chicken Coops
Pool (fiberglass – deep end 12 ft)
Sauna
Hot Tub
BBQ Island with Gas Grill and Palapa
Rustic Outside Wood Burning Pizza Oven
Artificial Turf (front and back yard)

Approximately 500 Fruiting Trees:

--Orange (Navel, Valencia, Red Valencia, Cara Cara, Blood)
--Mandarins (Kishu, Honey, Clementine, Satsuma, Gold Nugget, Fremont, Page, Tangelo)
--Kumquats (Nagami, Meiwa, Marumi, Fukushu, Nordmann, Calamondin)
--Avocados (Hass and other varieties)
--Jujube
--Sapote
--Black Olive
--Apricots (Blenheim, Katy, Gold Kist. . .)
--Plums (Satsuma, Santa Rosa)
--Nectarines (White, Snow Queen, Panamint, Double Delight ...)
--Donut Peaches
--White & Yellow Peaches
--Almonds
--Walnuts
--Pummelos (Valentine), Grapefruit (Oro Blanco . . .)
--Lemons (Eureka, Meyer, Pink Lemonade)
--Pomegranates (Ruby Red)
--Mulberry (White, Purple . . .)
--Loquats
--Asian Pears
--Apples (Fuji, Anna, Golden Dorsett, Granny Smith...)
--Grapes
--Figs (Brown Turkey, Black Mission, Chicago Hardy, Kadota, Genoa)
--Guavas (Mexican Cream, Red Malaysian, Strawberry, Tropical White, Yellow)
--Purple Passion Fruit
--Blackberries

Over 100 Queen Palm Trees