



41972 TRINITY RIVER, MURRIETA, CA 92562

Offered at \$669,900

Single-story | 3-car garage | West Murrieta | Grizzly Ridge community | This charming one story has a wonderful layout with 2076 sqft, 4 bedrooms and 2 bathrooms. Landscaped front yard with brick walkway leads to peaceful courtyard porch with double door entry. The large kitchen features a bar top counter to easily sit five, and opens up to kitchen dining and family room with fireplace. Additional formal dining and den areas provide lots of room to entertain and enjoy family. The primary suite features a walk-in closet, linen closet, soaking tub, and separate shower. Three additional bedrooms and a full 2nd bathroom. Large indoor utility room for laundry and pantry. Well maintained, low maintenance backyard includes aluma-wood style patio cover. This relaxing space has no homes directly behind it as it backs up to a quiet low traveled road. NO HOA and LOW TAXES.

 **4**
 **2**
 **2,076 sqft**

To get Pre-approved Reach Out to:



Nicole Schleiger
 ANR Finance
 Loan Officer NMLS# 2632995
 909.816.7513
 nicole@nicoleschleiger.com

*Your New Home.
Within Reach*

Mortgage Information	Conventional 20% Down	Conventional 5% Down	FHA 3.5% Down	VA 0% Down
Estimated Value	\$669,900.00	\$669,900.00	\$669,900.00	\$669,900.00
Down Payment	\$133,980.00	\$33,495.00	\$23,446.50	\$0.00
FHA UFMIP	\$0.00	\$0.00	\$11,137.00	\$0.00
Total Loan Amount	\$535,920.00	\$636,405.00	\$657,590.50	\$669,900.00
Annual Interest Rate	5.990%	5.990%	5.490%	5.490%
APR	6.100%	6.122%	5.739%	5.577%
Term of Loan (in Years)	30	30	30	30
PAYMENT				
Monthly Payment (PI)	\$3,209.67	\$3,811.48	\$3,729.60	\$3,799.42
Property Taxes	\$773.50	\$773.50	\$773.50	\$773.50
Estimated Homeowner's Ins.	\$200.00	\$200.00	\$200.00	\$200.00
Mortgage Insurance	\$0.00	\$122.00	\$294.00	\$0.00
Total MONTHLY PAYMENT	\$4,183.17	\$4,906.98	\$4,997.10	\$4,772.92

Subject to credit approval. Information is subject to change without notice. This is not an offer for extension of credit or commitment to lend. Annual Percentage Rate (APR) 5.963%-6.618%. Rates effective 04/17/2026. Pricing is based on a 30 year term, 800+ FICO, DTI under 43%, and a VA Funding Fee Exempt Status.