

HOME UPGRADES & IMPROVEMENTS

31538 Whitefield Court

MURRIETA, CALIFORNIA 92563

Thoughtfully cared for and continually improved, from a resort-style backyard to fresh updates completed this year.

Recent Updates

Exterior of home freshly painted	2026
Custom blinds on all 34 windows	2026
New washing machine	2026
Upstairs bathroom shower remodel	2024
Downstairs bedroom closet and door	2019

Outdoor Living

Pool, 19' x 30', 4.5' to 5.5' deep	2013
Backyard turf with putting green	
Alumawood patio cover	
Epoxy floors in 2-car and 1-car garages	
Garage storage cabinets	

Kitchen & Baths

Kitchen tile floors replaced	2016
Kitchen backsplash and can lighting	2015
Kitchen cabinet refacing	2011
Primary bath frameless shower enclosure	2015
Primary bathroom remodel	2014

Energy & Comfort

14 SunPower SPR-240 solar panels, ~425 kWh/mo	2012
QuietCool whole-house fans: Trident Pro 6.5 and Trident Pro 2.5 (primary suite)	2016
Lennox air conditioning systems	
Tankless water heater	
Culligan water softener and electronic descaler	

Interior Craftsmanship

Custom library cabinetry, upstairs bonus room	2009	Built-in entertainment center, family room	2008
Laminate flooring, upstairs hallway and bedroom	2005		

ESTIMATED VALUE OF UPGRADES

\$160,000 to \$235,000

Pool & Outdoor

\$75K-\$100K

Kitchen & Baths

\$58K-\$90K

Energy & Systems

\$19K-\$29K

Paint, Blinds & Interior

\$10K-\$18K

Estimated contribution to today's market value, not original cost. Figures reflect typical buyer demand in Murrieta and Southwest Riverside County, with **depreciation applied** based on the age of each improvement.

This is a general estimate for informational purposes only and is not an appraisal. Improvement details provided by the seller and deemed reliable but not guaranteed. Buyers should verify all information.

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NEIGHBORHOOD REPORT

31538 Whitefield Court

5 BD | 4 BA | 3,468 SQ FT | 6,970 SQ FT LOT

Convenient

AREA

A **convenient** location. Some errands require a car, and most major services are within **2 miles**.

Cleaners	1.3 mi	Gym	1.4 mi	Medical	1.5 mi
Coffee	1.6 mi	ATM	1.6 mi	Groceries	1.7 mi
Gas	1.8 mi	Pharmacy	1.8 mi	Movie Theater	3.5 mi

MOST SERVICES
WITHIN

2

MILES

Schools in Your Area

SCHOOLS

Assigned schools are **above average** for the area. There are also **9 private** and **4 charter** schools within 5 miles.

9
RATING

K-5 · ASSIGNED
Alamos Elementary
0.1 miles

8
RATING

6-8 · ASSIGNED
Bella Vista Middle
0.3 miles

9
RATING

9-12 · ASSIGNED
Chaparral High
2.7 miles

The Great Outdoors

OUTDOOR

Close to a variety of outdoor activities. Popular nearby:

PARK

Rancho Bella Vista Park
0.3 miles

GOLF COURSE

The Golf Club at Rancho California
2.0 miles

DOG PARK

Redhawk Community Dog Park
5.9 miles

11 PARKS

9 GOLF COURSES

1 DOG PARK

WITHIN 10 MILES

Neighborhood Eats

FOOD

Near **86** moderately priced restaurants with an **average** variety of cuisines.

American	19	Asian	6
Fast Food	12	Steakhouses	5
Pizza	8	Chinese	5
International	7	Thai	5
Mexican	7	Other	12

94

4-STAR+
RESTAURANTS
WITHIN 5 MILES



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Area information is from third-party sources (ListReports) and its accuracy cannot be guaranteed. School assignments should be verified with the district. Equal Housing Opportunity.