



LISTING
BROCHURE



40485 VIA CABALLOS, MURRIETA

6 BDRM | 5.5 BATH | 3-STALL BARN | GUEST HOUSE | 5280
SQFT | 5.45 ACRES | 3 CAR GARAGE





Adjacent to the main house, a versatile structure features an oversized RV garage, a ground-level guest suite, and one apartment above — perfect for extended family, staff, or rental income. Behind the gates, you will find curated landscaping, fenced pastures for horses or livestock, organic orchards, and a 3-stall barn with turnouts with a 100' diameter round pen ideal for training or riding.





The bright, farmhouse-inspired main home welcomes you with natural light. French doors frame the formal sitting room that leads to the backyard.





A quiet office with glass doors sits off the entry, while a guest bath and two bedrooms — including a spacious primary suite with a fireplace and backyard access.





Tucked into the rolling hills of La Cresta, where golden sunsets meet open skies and ancient Engelmann oaks shade the land, lies a rare and beautiful ranchette. A retreat for those who crave space, purpose, and timeless farmhouse charm. Set on flat, usable land in the heart of the Santa Rosa Plateau.

A quiet office with glass doors sits off the entry, while a guest bath and two bedrooms — including a spacious primary suite with a fireplace and backyard access. With the master on the main level, the home lives like a single story, offering ease and comfort in everyday living. The family room with fireplace flows seamlessly into a crisp kitchen with a center island, dining nook, and adjacent a formal dining room — great for hosting gatherings, holidays, and breaking bread with friends.

Upstairs, two generously sized bedrooms, along with a shared bathroom featuring a walk-in shower with a large window overlooking the front yard. Also enjoy a bonus workout space, private sauna, and attic access which offers flexibility, with potential for additional living or creative space.

Every inch of this land is usable and purposeful — ideal for homesteading, growing your own food, or simply embracing the pace of country life. And with a private well, paid-off solar system, and high-speed fiber internet, you'll enjoy sustainable, modern, and connected living — all with lower utility costs. Though it feels worlds away, you are just minutes from the 15 freeway, close to Temecula and Murrieta, and under an hour from San Diego or Orange County

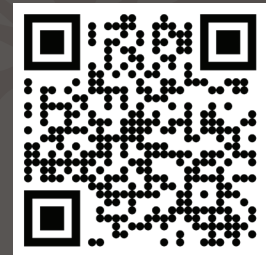




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