

# Top 10 Best Property Deals in Menifee Senior Communities



**Talesa Aguirre**

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Analysis Based on Price per Square Foot and Total Square Footage

**September 25, 2025**

# 26125 McCall Blvd - \$349,500

Price per Sqft: **\$179.93**



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,943 sqft
- **Year Built:** 1969
- **Community:** 55+ Community

Listed By:

Kris Hansen with Coldwell Banker Assoc.Brks-CL 951-551-6434

Turn-key **move-in ready** home with 2 living rooms, dining room, **large kitchen with granite counters**, and oversized indoor laundry room with breakfast nook. This is the largest floor plan in the development and has leased **solar with low monthly payment** and **NO Edison bill**.

# 29020 Olympia Way - \$319,900

Price per Sqft: **\$219.11**



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,460 sqft
- **Year Built:** 1964
- **Community:** 55+ Community

Listed By:

Mark Davenport with Sundae Homes; 760-989-6991

2 bed, 2 bath charming home with great bones in need of TLC. Spacious layout, nice lot, and located in a **resort-style 55+ community** featuring clubhouse, pools, spa, golf, tennis & pickleball. **HOA: Only \$35/month**, Delivered VACANT, Buyer to assume solar lease (\$95/month). Don't miss this light fixer with strong upside potential!

# 26471 Jamestown Dr - \$355,000

Price per Sqft: **\$221.40**



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## Property Details

- **Bedrooms:** 3
- **Bathrooms:** 2
- **Square Footage:** 1,603 sqft
- **Year Built:** 1968
- **Community:** 55+ Community

Listed By:

Javier Zapien with Platinum Realty Executives;  
javier.zapien@gmail.com

Located in the highly sought-after **Sun City Civic Association 55+ Community**, this charming single-story home offers **3 bedrooms, 2 bathrooms**, and sits on a **generous corner lot** with a spacious backyard and multiple **mature fruit trees**. The interior features a well-designed layout with a kitchen equipped with **granite countertops**, a separate living room and dining area, plus a formal dining room—ideal for entertaining.

# 28501 Bradley Rd - \$310,000

Price per Sqft: **\$226.94**



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,366 sqft
- **Year Built:** 1964
- **Community:** 55+ Community

Listed By:

LLuvia Torres with Realty ONE Group Southwest; 951-587-7805

Welcome to this **beautifully remodeled** home located in the highly sought-after 55+ community of **Cherry Hills in Menifee!** This stunning two-bedroom, two-bathroom residence has been thoughtfully upgraded throughout. Step inside and enjoy an open floor plan with lots of space, laminate flooring throughout home, beautiful neutral interior paint. Enjoy a fully remodeled kitchen featuring **stainless steel appliances, quartz countertops, custom backsplash, and brand-new cabinetry with modern hardware.** Enjoy the outdoors in your **private backyard**, featuring a covered patio and mature plants.

# 26561 Sun City Blvd - \$339,000

Price per Sqft: **\$241.45**



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,404 sqft
- **Year Built:** 1964
- **Community:** Sun City Civic (55+)

Listed By:

SONIA OROZCO with RE/MAX CHAMPIONS  
951-543-3020

Welcome to easy, active living in **Sun City Civic 55+ Community**. This lovingly cared-for **single-story** residence features an easy-flow floor plan with ceiling fans throughout. The spacious living and dining areas transition seamlessly into an enclosed sunroom—ideal for hobbies, reading, or extra seating when family visits. The primary suite features a **walk-in shower** for added safety and ease.

# 26168 Birkdale Rd - \$320,000

Price per Sqft: **\$249.03**



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,285 sqft
- **Year Built:** 1976
- **Community:** 55+ Community

Listed By:

Leticia Perkins with Coldwell Banker Realty; 951-322-6939

**Welcome to Sun Villas!** This bright corner lot offers an **open floor plan** with glass doors framing peaceful views of trees and sun-filled community gardens. Tile and laminate flooring flow throughout, with bathrooms lit by skylights and elegant finishes. The kitchen opens to the garden and features abundant cabinetry, **stainless-steel appliances**, and a sliding door for added privacy. A **newly installed AC** keeps things cool. Set in a quiet 55+ community with abundant amenities, you'll also enjoy easy access to dining, shopping, and daily conveniences.

# 30115 Carmel Rd - \$359,500

Price per Sqft: **\$274.77**



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## Property Details

- **Bedrooms:** 3
- **Bathrooms:** 2
- **Square Footage:** 1,308 sqft
- **Year Built:** 1964
- **Community:** 55+ Community

Listed By:

Joan Chase Swing with RE/MAX College Park Realty; 562-708-3157

Discover easy living in **Sun City Civic Association**. This community offers **resort-style living** with pools, spa, fitness center, and courts for pickleball and bocce. The home features a spacious floor plan with open living and dining areas, a functional kitchen with breakfast bar, and roomy bedrooms. The primary suite includes dual closets and a walk-in shower. A **2 car garage** provides ample storage plus a **bonus laundry/utility room**. **Newer HVAC** keeps the home comfortable year-round. Conveniently close to the clubhouse, shopping, dining, and medical facilities—everyday living feels like a vacation. HOA just \$435 annually.

# 29460 Thornhill - \$399,900

Price per Sqft: \$284.90



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## Property Details

- **Bedrooms:** 2
- **Bathrooms:** 2
- **Square Footage:** 1,404 sqft
- **Year Built:** 1964
- **Community:** 55+ Community

Listed By:

Christina Cacciacarne with Keller Williams Realty Antelope Valley; 661-675-9530

**Beautifully renovated** and **move-in ready**. This **2 bed, 2 bath** Menifee home offers 1,404 sq. ft. of bright, open living with modern finishes and **all-new appliances**. A serene sunroom invites you to relax or entertain, while fresh landscaping boosts curb appeal and provides a peaceful outdoor retreat. Set in a vibrant 55+ community with amenities like a **pool** and **pickleball courts**, this home blends comfort, style, and convenience.

# 27831 Covington Way - \$400,000

Price per Sqft: **\$287.29**



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## Property Details

- Bedrooms:** 2
- Bathrooms:** 2
- Square Footage:** 1,393 sqft
- Year Built:** 1972
- Community:** 55+ Community

Listed By:

Andrew Lewis with Real Brokerage Technologies; 951-237-0292

This **2 bed + den, 2 bath** home offers 1,393 sq. ft. plus bonus spaces—a bright sunroom and cozy breakfast nook not included in the official square footage. Equipped with dual-pane windows, a **recently updated master bath**, and a **newer water heater**, while the leased **solar system** keeps energy costs low. A large **2-car garage** with built-in shelving, a 10x10 shed, and a charming front porch provide plenty of storage. Step into the landscaped backyard to enjoy a **covered patio** perfect for relaxing outdoors. In the community, you'll find **golf, hiking, a pool, spa, gym**, and spaces for social gatherings—embrace an active lifestyle with amenities for every interest.

# 26787 Calle Emilio - **\$399,800**

Price per Sqft: **\$301.51**



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## Property Details

- **Bedrooms:** 3
- **Bathrooms:** 2
- **Square Footage:** 1,326 sqft
- **Year Built:** 1989
- **Community:** 55+ Community

Listed By:

Scott Huffman with Coldwell Banker Assoc.Brks-CL;  
shuffman@coldwellbankerab.com

Don't miss this **beautifully remodeled** 3 bed, 2 bath home in the **gated 55+ community** of **Casa Murrieta**. The open floor plan shines with new flooring, fresh paint, and abundant natural light. A modern kitchen with **quartz counters, stainless steel appliances**, and **brand-new cabinetry** flows into the living and dining areas, plus an enclosed sunroom for extra space. Enjoy outdoor living on the private patio, along with a **spacious 2-car garage**. **Low taxes** and **community amenities** make this home a perfect blend of comfort and convenience **near shopping, dining, and medical facilities**.