

# **\$815,500 - 31954 Corte Positas, Temecula**

MLS® #250023006SD

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## **\$815,500**

4 Bedroom, 3.00 Bathroom, 2,205 sqft  
Residential on 0 Acres

Temecula, Temecula,

Location, Location, Location! This perfect family home is situated in the heart of Temecula, on a quiet culdesac within the sought after Villa Avanti neighborhood. Very close to schools, and the entry to the prestigious Temecula Wine Country (just over 1 mile away). Enjoy this entertainers paradise, with pool, basketball court area, fire-pit, covered back yard patio, and yearly plum-producing tree. Beautiful drought-tolerant landscaping in front, side, and backyard. Best of all, enjoy fully paid-off solar, and no electric bill! Once inside this well manicured home youâ€™ll be greeted by the 2-story entryway with crown molding. Ground floor features wood-inspired tile flooring, and brand new carpet up the spiral staircase and upstairs. Features a single ground floor bedroom and bath, with the remaining 3 bedrooms and 2 baths upstairs. Upgraded glass enclosures in all bathrooms. Upgraded mirrored closet doors in 3 of the 4 bedrooms. The roomy master bedroom features vaulted ceilings, open bathroom, and walk-in closet, as well as a large exterior balcony/deck where you can enjoy the views of the snow-capped mountains and daily sunrises and sunsets. Downstairs features 2 spacious living/family rooms, dining area, and open kitchen with granite counter tops, stainless steel appliances, and recessed lighting. Large 3-car garage - 6 foot Vinyl Fence. Grand front porch entry area is perfect to relax and watch kids in culdesac.



Built in 1994

## Essential Information

MLS® #	250023006SD
Price	\$815,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,205
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Fortney
Listing Office	Coldwell Banker Realty

## Community Information

Address	31954 Corte Positas
Area	SRCAR - Southwest Riverside County
Subdivision	Temecula
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Amenities	Other
Parking Spaces	6
Parking	Concrete
# of Garages	3
Garages	Concrete
Has Pool	Yes
Pool	In Ground

## Exterior

Roof	Concrete
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## Interior

Interior Features	See Remarks
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Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	18
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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