

# \$649,900 - 44822 Potestas Dr, Temecula

MLS® #250025005SD

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## \$649,900

4 Bedroom, 2.00 Bathroom, 1,234 sqft  
Residential on 0 Acres

Temecula, Temecula,

Rarely available OVERSIZED lot in the sought after Vail Ranch Community right in the heart of Temecula! This updated home offers the perfect blend of space, comfort and convenience. The bright and open floor plan offers plenty of natural light, upgraded LVP flooring and granite countertops. The expansive backyard offers plenty of room for entertaining, enjoying peaceful evenings watching the sunset over the hilltop, or even adding a pool for the hot summer months! Paid off solar, EV charger, room for RV, and upgraded AC and water heater. All this, located just minutes from top-rated schools, Vail Ranch Park, Redhawk Golf Club, and the best shopping, dining, and entertainment Temecula has to offer.



Built in 1993

## Essential Information

MLS® #	250025005SD
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Raymond Fraser
Listing Office	Keller Williams La Jolla

### **Community Information**

Address	44822 Potestas Dr
Area	SRCAR - Southwest Riverside County
Subdivision	Temecula
City	Temecula
County	Riverside
Zip Code	92592

### **Amenities**

Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

### **Exterior**

Exterior	Stucco
Construction	Stucco

### **Interior**

Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	April 20th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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