

\$575,000 - 31813 Calle Mendocino, Temecula

MLS® #250029992SD

\$575,000

2 Bedroom, 3.00 Bathroom, 1,512 sqft
Residential on 0 Acres

Temecula, Temecula,

VA /FHA approved complex with NO Mello-Roos (because hidden taxes are so last season) and a low HOA, which means you get to keep more of your money for important things—like coffee, plants, or that third streaming subscription you swear you™ll cancel. Enough of that—let™s dive in! Step into this spacious and well-appointed 2-bedroom plus loft, 2.5-bath home, featuring what just might be the best layout in the whole community (seriously, it™s showing off a little). The versatile loft is ready to moonlight as a home office, guest space, or that —technically a third bedroom— you tell your in-laws about. The main floor features a bright and welcoming living room with plenty of natural light—perfect for morning coffee, houseplants, or feeling like you've won the lotto. The kitchen is modern and stylish, with stainless steel appliances and granite countertops that make even takeout look gourmet. There™s also a conveniently located powder room, so guests don™t have to see the —real— bathroom upstairs. Head up and you™ll find two spacious bedrooms and bathrooms—because sharing is great, just not when it comes to sinks and shower schedules. In a lovely community with easy access to shopping, dining, parks, and commuter routes, this home serves up the perfect mix of suburban comfort and city convenience. It™s the kind of neighborhood where neighbors actually say —hi— and



not just because they want to borrow your ladder. Plus, with all your shopping essentials just 15 minutes away, you can forget the milk, remember the milk, and go back for it without ruining your day.

Built in 2015

Essential Information

MLS® #	250029992SD
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Kimberlee Simmons
Listing Office	Fathom Realty Group, Inc

Community Information

Address	31813 Calle Mendocino
Area	SRCAR - Southwest Riverside County
Subdivision	Temecula
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Amenities	Insurance, Trash
Parking Spaces	2
# of Garages	2
Has Pool	Yes
Pool	Community

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior Features	All Bedrooms Up, Loft
Appliances	Dishwasher, Disposal, Counter Top
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	2
Stories	Two

Additional Information

Date Listed	June 9th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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