

# \$729,000 - 45924 Via La Colorada, Temecula

MLS® #IG25045898

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## \$729,000

5 Bedroom, 3.00 Bathroom, 2,781 sqft  
Residential on 0 Acres

N/A, Temecula,

**\*\*PRICE REDUCED\*\*** Step into a home that offers both space and potential, nestled in a welcoming neighborhood and designed with flexibility in mind. Larger than many nearby properties, this thoughtfully laid-out two-story residence features an open floor plan that makes daily living comfortable and entertaining effortless.

At the heart of the home is a generously sized kitchen with abundant cabinetry and counter space—perfect for everything from casual meals to festive gatherings. It flows seamlessly into the family room, creating a natural hub for connection and relaxation. A formal living room and separate dining room add further dimension, offering distinct spaces for celebration or quiet retreat.

With four total bedrooms, including one conveniently located on the main level, this home easily accommodates guests, multigenerational living, or a dedicated hobby or fitness space. A main-level office provides a tucked-away workspace ideal for remote work or creative pursuits.

Upstairs, you'll find a spacious primary suite with a private ensuite bath, along with two additional bedrooms and a full laundry room—all thoughtfully positioned for both convenience and privacy.

Outdoor living is just as inviting, with a



charming front courtyard-style patio enclosed by a privacy wallâ€”perfect for morning coffee or an evening wind-downâ€”and a covered backyard patio ideal for weekend BBQs or simply unwinding outdoors.

This home includes a fully owned solar energy system, delivering meaningful energy savings, as well as a whole-home soft water system that adds everyday comfort. While some cosmetic updates may be desired, the bones are solid, the layout is practical, and the potential is undeniable.

Whether youâ€™re looking to personalize your space or invest in a property with lasting value, this home is ready for its next chapter. Come explore the possibilities and see how it could be the perfect fit for your future.

Built in 1998

Essential Information

MLS® #	IG25045898
Price	\$729,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,781
Acres	0.23
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	David Wolf
Listing Office	Wolf Real Estate & Loans

Community Information

Address	45924 Via La Colorada
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Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Amenities	Golf Course, Jogging Path, Pets Allowed, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Garage Faces Front, Private
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Front, Private
View	Neighborhood
Has Pool	Yes
Pool	Above Ground, Private
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped, Lawn, Paved
Windows	Blinds
Roof	Concrete
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Wood
Interior Features	Bedroom on Main Level, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, In-Law Floorplan, Jack and Jill Bath, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room, Storage, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2

Stories                      Two

**School Information**

District	Temecula Unified
Elementary	Helen Hunt
Middle	Erle Stanley Gardner
High	Great Oak

**Additional Information**

Date Listed	March 2nd, 2025
Days on Market	128
Short Sale	N
RE / Bank Owned	N

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