

# \$699,000 - 35240 Via Santa Catalina, Winchester

MLS® #IG25133787

---

## \$699,000

4 Bedroom, 3.00 Bathroom, 2,081 sqft  
Residential on 0 Acres

N/A, Winchester,

Look no further—this is the one!  
Welcome to 35240 Via Santa Catalina, a beautifully maintained single-story home in the heart of French Valley, just minutes from Temecula Wine Country and top-rated schools.

This sought-after home offers 4 bedrooms, 2.5 bathrooms, and 2,081 sq ft of thoughtfully designed living space on a 6,969 sq ft lot—with the added bonus of potential RV parking!

From the moment you arrive, the curb appeal stands out with lush professional landscaping, a freshly coated driveway and walkway, and a gated, enclosed front courtyard that provides an additional 288 sq ft of private outdoor living—perfect for greeting guests or enjoying quiet mornings.

Inside, a grand foyer with a decorative tile medallion welcomes you into a stylish and functional layout. The gourmet chef's kitchen is a showstopper with upgraded cabinetry, exotic granite counters, stainless steel KitchenAid appliances, and a spacious island ideal for everyday living or entertaining. The open-concept design connects seamlessly to the inviting main living area, complete with recessed LED lighting and a freshly painted gas fireplace.

Custom tile flows throughout the primary living areas, while plush new carpet in the bedrooms adds warmth and comfort. The formal dining room impresses with elegant wainscoting, a leaded glass window, crown molding, and



updated lighting, creating a sophisticated yet cozy ambiance.

The generously sized bedrooms each feature new ceiling fans, and the bathrooms are upgraded with quality finishes, granite countertops, and stylish tile. The primary suite is a true retreat with a walk-in closet, dual vanities, soaking tub, and walk-in shower.

Step outside to your private, low-maintenance backyard oasis—fully hardscaped and surrounded by mature, arborist-maintained trees including Tipuana Tipu, Fruitless Olive, Pomegranate, Palo Verde, and more. Enjoy outdoor dining under the covered patio with a built-in natural gas BBQ and soak up the serene, sunny SoCal lifestyle.

Additional features include: newer hot water heater, rain gutters, new toilets, integrated LED lighting, upgraded fixtures, and a recently coated courtyard and driveway.

Move right in and start enjoying the best of SoCal living!

Built in 2007

### **Essential Information**

MLS® #	IG25133787
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,081
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michelle Williams
Listing Office	Remax One

## Community Information

Address	35240 Via Santa Catalina
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

## Amenities

Amenities	Management
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, Paved
# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, Paved
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco, Brick Veneer
Lot Description	Back Yard
Windows	Blinds, Drapes
Roof	Tile
Construction	Stucco, Brick Veneer

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Paneling/Wainscoting
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer, Barbecue, Convection Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1

Stories                      One

## **School Information**

District                      Temecula Unified

## **Additional Information**

Date Listed                      June 17th, 2025

Days on Market                      15

Zoning                      SP ZONE

Short Sale                      N

RE / Bank Owned                      N

Based on information from California Regional Multiple Listing Service, Inc. as of April 23rd, 2026 at 2:17pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.