

# \$594,000 - 44657 Arbor Lane, Temecula

MLS® #IV25033040

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## \$594,000

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0 Acres

N/A, Temecula,

Your dream home is waiting for you! This home has Fresh Interior Paint. A fireplace and a soft neutral color palette create a solid blank canvas for the living area. The kitchen is ready for cooking with ample counter space and cabinets for storage. You wonâ€™t want to leave the serene primary suite, the perfect space to relax. Take advantage of the extended counter space in the primary bathroom complete with double sinks and under sink storage. The back yard is the perfect spot to kick back with the included sitting area. Don't miss out on the opportunity to make this delightful property your own!



Built in 1996

## Essential Information

MLS® #	IV25033040
Price	\$594,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.05
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Melissa Westfall

Listing Office            OPENDOOR BROKERAGE INC.

## Community Information

Address                    44657 Arbor Lane  
Area                        SRCAR - Southwest Riverside County  
Subdivision              N/A  
City                        Temecula  
County                     Riverside  
Zip Code                  92592

## Amenities

Amenities                Maintenance Grounds, Pool  
Parking Spaces          2  
Parking                   Garage  
# of Garages              2  
Garages                   Garage  
View                       None  
Has Pool                  Yes  
Pool                        None, Association

## Exterior

Exterior                  Stucco  
Lot Description          Desert Front  
Roof                        Tile  
Construction            Stucco

## Interior

Appliances               Microwave  
Heating                   Central, Natural Gas  
Cooling                   Central Air, Electric  
Fireplace                  Yes  
Fireplaces                Gas  
# of Stories               2  
Stories                    Two

## School Information

Elementary               Pauba Valley  
Middle                    Vail Ranch  
High                       Great Oak

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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