

# **\$639,999 - 40112 Adian Court, Temecula**

MLS® #NDP2507470

**\$639,999**

4 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0 Acres

N/A, Temecula,

Nestled at the end of a quiet cul-de-sac in a serene, family-friendly neighborhood, this beautifully maintained 2-story gem offers the perfect blend of comfort, space, and style. Step inside to find a bright and open layout, perfect for entertaining or simply relaxing with loved ones. The home features spacious living areas, modern finishes, and plenty of natural light throughout. Out back, your very own private oasis awaits! Enjoy the oversized backyard—ideal for BBQs, birthday parties, gardening, or even adding a pool. There's space for everyone to unwind and make memories. Located in a peaceful community with top-rated schools, parks, and just minutes from Temecula's famous wineries, shopping, and dining—this home truly has it all! The solar is leased and payments are only \$137/month and no electric bill!



Built in 1990

## **Essential Information**

MLS® # NDP2507470

Price \$639,999

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,868

Acres 0.15

Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ian Gausch
Listing Office	Distinctive Homes

## Community Information

Address	40112 Adian Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	Yard, Cul-De-Sac
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## Interior

Interior Features	All Bedrooms Up
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric, Family Room, Multi-Sided, Primary Bedroom, Propane, See Through
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	July 28th, 2025
Days on Market	64
Zoning	R1

Short Sale N  
RE / Bank Owned N

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