

# \$479,000 - 36320 Grazia Way, Winchester

MLS® #NDP2511208

## \$479,000

3 Bedroom, 3.00 Bathroom, 1,696 sqft  
Residential on 0 Acres

N/A, Winchester,

Move-in ready, this turnkey townhome offers a bright, open layout and a prime location near Temecula Valley Wine Country. New hard-surface flooring in the living room and bathrooms, new carpet on the second level, fresh paint and new blinds throughout, and new ceiling fans in nearly every room. An open-concept main living space overlooks the dining area and kitchen with a custom stone fireplace and direct access to the private outdoor patio. The kitchen boasts stainless appliances, including a new refrigerator, granite counters, tile backsplash, abundant cabinetry, walk-in pantry, and a center island with breakfast bar. The primary suite features a large walk-in closet with custom organizers and an ensuite bathroom with dual vanity, jetted soaking tub, and separate walk-in shower. Two additional bedrooms, full bath, and convenient upstairs laundry room complete the second level. An attached two-car garage provides direct access and additional storage space. Community amenities include a pool & spa, playground, and Sheffield Park is just a short walk away. Located within the Temecula Valley Unified School District and close to shopping, dining, and local wineries. Enjoy the best of Southern California living with nearby hiking trails, fishing, lakes, conservation areas, hot springs, and more.

Built in 2006



## Essential Information

MLS® #	NDP2511208
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	David Thayer
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	36320 Grazia Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

## Amenities

Amenities	Maintenance Grounds, Spa/Hot Tub, Barbecue, Outdoor Cooking Area, Picnic Area, Playground
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Has Pool	Yes
Pool	Association, Community, In Ground

## Exterior

Exterior	Stucco
Windows	Blinds
Construction	Stucco

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Breakfast Bar, Granite Counters, Pantry, Walk-In Pantry
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
Elementary	French Valley
Middle	Bella Vista
High	Chaparral

## Additional Information

Date Listed	October 22nd, 2025
Days on Market	26
Zoning	A1
Short Sale	N
RE / Bank Owned	N

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