

# \$647,000 - 40356 Via Jumara, Temecula

MLS® #OC25048541

## \$647,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0 Acres

N/A, Temecula,

Brand new, energy-efficient home available by Apr 2025! Open floor plan creates a unified living space with a large great room that overlooks the kitchen and dining area. In the primary suite, dual sinks and a walk-in closet simplify busy mornings. Prado is located in the heart of Temecula and is now selling with designer-decorated model homes. These detached homes offer spacious, open-concept floorplans, chef-inspired kitchens and outdoor space. Every home boasts energy-efficient features such as multispeed HVAC systems, spray foam insulation, and high-performing air filtration so you can spend less on utility bills and more on the things that matter most. Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.



Built in 2025

## Essential Information

MLS® #	OC25048541
Price	\$647,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.08

Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicholas Emsiek
Listing Office	Meritage Homes of California

## Community Information

Address	40356 Via Jumara
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities	Bocce Court, Clubhouse, Controlled Access, Fire Pit, Maintenance Grounds, Management, Barbecue, Playground, Pool, Pet Restrictions, Pets Allowed, Outdoor Cooking Area, Picnic Area
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Underground Utilities, Water Available, Water Connected, Propane
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Side By Side, No Driveway
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Side By Side, No Driveway
View	Hills
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Gated Community, Key Card Entry, Smoke Detector(s), Fire Detection System

## Exterior

Exterior	Frame, Spray Foam Insulation, Synthetic Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Concrete, Fire Proof
Construction	Frame, Spray Foam Insulation, Synthetic Stucco

Foundation	Slab
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## Interior

Interior Features	All Bedrooms Up, Walk-In Pantry, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Water Heater, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Dryer, Washer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, High Efficiency Water Heater
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
High	Chaparral

## Additional Information

Date Listed	March 6th, 2025
Days on Market	11
Zoning	RES
Short Sale	N
RE / Bank Owned	N

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