

\$1,699,999 - 38330 De Portola Rd, Temecula

MLS® #OC25243914

\$1,699,999

2 Bedroom, 3.00 Bathroom, 2,616 sqft

Residential on 10 Acres

N/A, Temecula,

A rare and distinguished offering in the heart of Temecula's prestigious De Portola Wine Trail. This extraordinary 10.38-acre parcel is not merely a residence; it is a fully realized opportunity for a private luxury estate or an emerging artisanal winery.



The Vineyard Foundation: The acreage currently hosts meticulously maintained varieties of Cabernet Sauvignon, Cabernet Franc, and Zinfandel, providing an immediate, high-quality foundation for a boutique label. With desirable Winery District zoning, the property is poised for the development of a Class II winery, providing an ambitious owner with the permits to craft, bottle, and market their own Temecula Valley vintage.

The Residential Retreat: The charming two-story residence serves as an elegant owner's retreat or a sophisticated tasting room prototype. Featuring dual-facing balconies, the home is perfectly sited to capture panoramic 360-degree views—“from the morning spectacle of hot air balloons to the majestic Palomar Mountain at sunset. The dedicated winemaking room and four-car garage offer the practical infrastructure for both private and commercial operations.

The Visionary Potential: Beyond the existing structures, a generously sized pad presents a unique architectural canvas for expansion—“be it an elevated custom villa, a

world-class hospitality venue, or a serene pool oasis. Situated directly across from acclaimed Leoness Cellars, this is an unparalleled chance to secure a legacy-grade holding in one of Southern California's most dynamic viticultural regions. This is the definition of wine country provenance.

Built in 2010

Essential Information

MLS® #	OC25243914
Price	\$1,699,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Square Footage	2,616
Acres	10.38
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Ella Carrillo
Listing Office	Kase Real Estate

Community Information

Address	38330 De Portola Rd
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Sewer Available, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Multi, Driveway, Electric Gate, Garage, Garage

	Door Opener, Private
# of Garages	4
Garages	Concrete, Direct Access, Door-Multi, Driveway, Electric Gate, Garage, Garage Door Opener, Private
View	Courtyard, Hills, Mountain(s), Trees/Woods, Valley, Vineyard
Pool	None
Security	Security Gate

Exterior

Exterior Features	Lighting
Lot Description	Agricultural, Landscaped, SixToTenUnitsAcre, Sprinklers Timer, Sprinkler System
Roof	Spanish Tile

Interior

Interior Features	All Bedrooms Up, Balcony, Ceiling Fan(s), Recessed Lighting, Wine Cellar
Appliances	Built-In Range, Dishwasher, Gas Oven, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Temecula Unified
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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