

\$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

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|----------------|-------------------------|
| 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

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|-------------|------------------------------------|
| 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

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|-------------------|---|
| 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

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| District | Temecula Unified |
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Additional Information

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

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