

# **\$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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