

# \$799,000 - 40418 Charlesburg Drive, Temecula

MLS® #PTP2505947

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,876 sqft

Residential on 0 Acres

N/A, Temecula,

Charming & Spacious Home in the Heart of Temecula. Welcome to this beautiful home located in the Harveston community—an established master-planned neighborhood in Temecula known for its scenic Lake Harveston, extensive walking trails, parks, sports fields, clubhouse, Jr. Olympic pool, spa, and other resort-style amenities. Offering a perfect mix of comfort, space, and location, this two-story residence is ideal for families, professionals, and anyone seeking the Southern California lifestyle. Step inside to a bright and open floor plan designed for both everyday living and entertaining. The formal living and dining areas flow effortlessly into the spacious family room featuring a cozy fireplace—perfect for relaxing or hosting guests. The kitchen is the heart of the home, equipped with stainless steel appliances, granite countertops, a center island with bar seating, and ample cabinet space. Adjacent is a casual dining area that opens to a private, backyard—ideal for outdoor meals, weekend BBQs, or simply enjoying the sunshine. The backyard is prepped for you to design your paradise oasis. Upstairs, retreat to your oversized primary suite complete with a walk-in closet and an ensuite bathroom featuring dual vanities, a soaking tub, and a separate shower. Three additional bedrooms provide flexible space for family and guests, with office/den room downstairs. Additional highlights include a dedicated laundry room, central HVAC, dual-pane windows, and a 3 car



tandem attached garage. The home is move-in ready with thoughtful upgrades and a layout that fits a variety of lifestyles. Located in a quiet, well-maintained community, this home is just minutes from award-winning schools, Promenade Temecula shopping center, top-rated restaurants, beautiful parks, and world-famous Temecula wineries. Easy freeway access makes commuting to San Diego, Orange County, or the Inland Empire simple and convenient. If you've been searching for a home that combines comfort, convenience, and charm, look no further. This home is not just a place to live; it's a place to thrive!

Built in 2007

## Essential Information

MLS® #	PTP2505947
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,876
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathleen Nguyen
Listing Office	Lifetime Real Estate, Inc

## Community Information

Address	40418 Charlesburg Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside

Zip Code 92591

## Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	3
# of Garages	3
View	Trees/Woods
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description Back Yard, Yard, Level, Near Park

## Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	One

## School Information

District Temecula Unified

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	39
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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