

\$839,000 - 32172 Verbena Way, Temecula

MLS® #PW25115165

\$839,000

4 Bedroom, 3.00 Bathroom, 2,489 sqft
Residential on 0 Acres

N/A, Temecula,

****VA ASSUMABLE LOAN OPTION** at a 2.75% rate w/loan balance of \$552,000. Gap Financing available** This well-priced 4-bed 3-bath home is attractive and has a versatile layout, which includes 1 full bed and 1 full bath downstairs â€“ PLUS a Separate Downstairs â€œflex roomâ€• that can function as a large downstairs 5th bed, a home office, or whatever suits you best. And itâ€™s located in Temeculaâ€™s sought-after Sommers Bend community. Donâ€™t snooze on this one. The direct access 3-car tandem garage leads into a drop zone and mudroom for shoes, backpacks, and daily essentials. The open-concept kitchen is central in this home, featuring white cabinetry, granite counters, a large island w/breakfast bar seating, stainless steel appliances, and a double ovenâ€”all flowing seamlessly into the dining and living areas. The stylish interior is unified by consistent flooring, white cabinets, and quartz counters in all bathrooms. A custom sliding panel door in the flex room makes a modern statement, while the upstairs laundry room adds everyday convenience. Upstairs, two secondary bedrooms share a full bathroom with a dual sink vanity. The primary suite is spacious and spans the entire back half of this home; it features another custom sliding door which opens to a large ensuite with a soaking tub, separate shower, dual sinks, and a large walk-in closet. The backyard is perfectly sized and features a concrete patio area, artificial turf for low-maintenance greenery, vinyl



fencing, and nice plantings at the perimeter including three fruit trees. As a bonus, no shared fence with rear neighbor, just a nicely landscaped buffer for added privacy and beauty. Additional upgrades include a whole-house water softener and filtration system, an EV charging station in garage, and solar panels to help manage utility costs. Located w/in walking distance of all HOA amenities—pools, clubhouse, fitness center, playgrounds, trails, and Sommers Bend Sports Park—this home also sits just three miles from Temecula’s renowned wineries and a short drive to Old Town, Promenade Temecula, Pechanga Casino, Costco, Golf Courses, and Murrieta Hot Springs Resort. If you’re looking for a newer built home in Temecula, that delivers good value, in a desirable community... Welcome home

Built in 2021

Essential Information

MLS® #	PW25115165
Price	\$839,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,489
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carlos Jaime
Listing Office	CTC Brokers & Associates

Community Information

Address	32172 Verbena Way
Area	SRCAR - Southwest Riverside County

Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

Amenities

Amenities	Barbecue, Clubhouse, Fire Pit, Fitness Center, Maintenance Grounds, Management, Meeting Room, Picnic Area, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Driveway, Electric Vehicle Charging Station(s), Garage, Tandem
# of Garages	3
Garages	Driveway, Electric Vehicle Charging Station(s), Garage, Tandem
View	Neighborhood, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Association, Community, Fenced, Heated, In Ground

Exterior

Exterior	Brick Veneer, Stucco
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Greenbelt, Landscaped, Near Park, Rectangular Lot, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows
Roof	Concrete, Tile
Construction	Brick Veneer, Stucco
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Recessed Lighting, Tandem, Walk-In Closet(s), Walk-In Pantry
Appliances	Convection Oven, Double Oven, Gas Cooktop, Microwave, Water Purifier, Water Softener
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Temecula Unified
Elementary	Rancho
Middle	Margarita
High	Temecula Valley

Additional Information

Date Listed	May 27th, 2025
Days on Market	113
Short Sale	N
RE / Bank Owned	N

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