

# **\$535,000 - 41162 Via Puerta, Temecula**

MLS® #SW24087757

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## **\$535,000**

3 Bedroom, 2.00 Bathroom, 1,448 sqft  
Residential on 0 Acres

N/A, Temecula,

Back on the market (subject to signed cancellation instructions) through no fault of the seller or the home; buyer was just unable to perform.

Charming Temecula Home with Modern Upgrades and Prime Location!

Welcome to this delightful single-family residence located in the heart of Temecula. Built in 1971, this 3-bedroom, 2-bathroom home offers 1,448 sq. ft. of comfortable living space on a 6,098 sq. ft. lot. The home features a newer roof and leased solar panels for energy efficiency, as well as air conditioning to keep you cool during warm California days.

Step inside to discover a cozy living area, perfect for relaxing or entertaining. The kitchen comes equipped with all the essentials, and you'll love the convenience of having a washer and dryer included. The spacious 2-car garage offers additional storage options.

Located in an all-age community, this home is perfectly situated across the street from an HOA-maintained park, providing serene views and a peaceful atmosphere. The property is also within walking distance to Rancho Elementary School and conveniently close to shopping. Whether you want to explore Old Town Temecula or enjoy a day in Temecula's famous wine country, both are just minutes away!



Donâ€™t miss your chance to own this wonderful home in a prime location!

Built in 1971

**Essential Information**

MLS® #	SW24087757
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vincent Puterbaugh
Listing Office	Century 21 Masters

**Community Information**

Address	41162 Via Puerta
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

**Amenities**

Amenities	Picnic Area, Playground
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front
View	Neighborhood
Pool	None

**Exterior**

Lot Description        SixToTenUnitsAcre

**Interior**

Interior Features      All Bedrooms Down  
Heating                Central  
Cooling                Central Air, Electric  
Fireplaces             None  
# of Stories            1  
Stories                 One

**School Information**

District                Temecula Unified

**Additional Information**

Date Listed            May 2nd, 2024  
Days on Market        264  
Short Sale              N  
RE / Bank Owned      N

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