

# \$609,990 - 31106 Water Beech Drive, Winchester

MLS® #SW24227595

**\$609,990**

4 Bedroom, 3.00 Bathroom, 1,975 sqft

Residential on 0 Acres

N/A, Winchester,

NEW CONSTRUCTION in Winchester - This 1,975-sf two-story home with a California Tuscan inspired facade has a DOWNSTAIRS bedroom and full bathroom, and INCLUDES SOLAR! The Island kitchen with island eating area has New Valle Nevado granite counters, built-in stainless-steel appliances and a walk-in pantry. The interior comes complete with smoke shaker-style cabinetry, lots of included recessed lighting, and vinyl flooring throughout. Upstairs, there is a generous size primary bedroom with ensuite bathroom and walk-in closet, 2 additional bedrooms and full bathroom, and a laundry room. There is also a direct-access two car garage PRE-PLUMBED for an electric car! This truly modern home has all the Smart Home features you would expect and, is LANDSCAPED AND IRRIGATED in the front yard. This home is near a park area with playground, basketball, pickleball courts, soccer and softball fields, and freeway access.

The home is anticipated for a December move-in and we can't wait to partner with you to Welcome your client Home!!



CRMLS

\* Solar Included in the Price of This Home \*

Built in 2024

## Essential Information

MLS® # SW24227595

Price \$609,990

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,975
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Erin Collins
Listing Office	D R Horton America's Builder

## Community Information

Address	31106 Water Beech Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

## Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Underground Utilities, Water Connected, Electricity Available, Natural Gas Available, Water Available
Parking Spaces	4
Parking	Concrete, Driveway, Garage Faces Front
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Lot Description	Drip Irrigation/Bubbler, Front Yard, Landscaped
Windows	Double Pane Windows, Screens
Roof	Tile
Construction	Drywall, Stucco

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Smart Home, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Granite Counters, Unfurnished, Walk-In Pantry
Appliances	Built-In Range, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Gas Water Heater, Microwave, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Perris Union High
----------	-------------------

## Additional Information

Date Listed	November 4th, 2024
Days on Market	50
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 9th, 2026 at 9:50am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.