

# \$1,060,000 - 40469 Calle Katherine, Temecula

MLS® #SW24253806

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**\$1,060,000**

4 Bedroom, 3.00 Bathroom, 3,494 sqft

Residential on 0 Acres

N/A, Temecula,

Welcome to 40469 Calle Katherine!! Escape to serenity in this stunning 4-bedroom, 3-bath home, nestled in one of Temecula's most coveted neighborhoods with no rear neighbors, offering ultimate privacy and an open floor plan that invites ample natural light throughout. Featuring gated RV parking with electrical, this home is just minutes from Temecula Wine Country and boasts no HOA and low taxes. Inside, enjoy brand-new engineered hardwood, custom millwork, and updated door handles. The gourmet kitchen and living areas are enhanced by in-ceiling speakers, while the movie theater room with elevated seating provides the perfect escape. The downstairs office includes built-ins and a Murphy bed for versatility. The custom-built patio cover with three ceiling fans extends the living space outdoors, overlooking the infinity edge pool and spa—perfect for year-round enjoyment. Additional features include smart home technology, a Tesla solar system, custom closet built-ins, LED lighting, and a smart garage door opener. The master suite offers two walk-in closets, while the upgraded pool heater system ensures comfort in every season. With custom window moldings and a 3-car garage, this home is as functional as it is beautiful. Don't miss the chance to make this exceptional property yours!



Built in 1999

## Essential Information

MLS® #	SW24253806
Price	\$1,060,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,494
Acres	0.35
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tyson Robinson
Listing Office	Trillion Real Estate

### Community Information

Address	40469 Calle Katerine
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

### Amenities

Utilities	See Remarks
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Garage Faces Front, RV Access/Parking, See Remarks
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Faces Front, RV Access/Parking, See Remarks
View	Hills, Mountain(s), Neighborhood, Valley
Has Pool	Yes
Pool	Electric Heat, Filtered, Gas Heat, Heated, Infinity, In Ground, Permits, Private, Salt Water, See Remarks, Waterfall
Security	Prewired

### Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre
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Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, See Remarks, Tile, Wood
Interior Features	Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Two Story Ceilings, Walk-In Closet(s), Walk-In Pantry, Wired for Sound
Appliances	Barbecue, Dishwasher, Disposal, Double Oven, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Water Heater
Heating	Central, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, See Remarks
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	January 10th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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