

# \$399,900 - 44614 La Paz Road, Temecula

MLS® #SW25005254

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## \$399,900

4 Bedroom, 3.00 Bathroom, 2,021 sqft  
Residential on 0 Acres

N/A, Temecula,

Investor Special...this condo has a lot of potential and it would make a great flip OR rental to add to your real estate portfolio. This unit is in being sold in as-is where is condition. The unit does have newer updated windows and slider, the kitchen was updated and not completed, the backyard offers white vinyl fencing. The first first floor offers a spacious living room w/ fireplace and a half bath...the kitchen opens up to the family room and dining room. All 4 bedrooms are located upstairs, the primary bedroom offers dual closets, dual sinks and tub/shower and high ceilings, plus a full bath in the hallway. Yes the unit needs work...the kitchen needs finishing touches, flooring, paint, baths need to be updated and a potential leak from the primary bath and hall bath as shown in the pictures. Property tax roll shows 3 bedrooms BUT the unit offers 4 actual bedrooms not 3 plus a converted bedroom per sellers. Parking includes a 1 car carport and 1 car garage...laundry hookups are in the garage. Great location, great school district...with the right vision this unit will shine bright like a diamond once again!

Built in 1973

## Essential Information

MLS® #	SW25005254
Price	\$399,900
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,021
Acres	0.05
Year Built	1973
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Francisco Tapia
Listing Office	KW Temecula

### Community Information

Address	44614 La Paz Road
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

### Amenities

Amenities	Clubhouse, Maintenance Grounds, Pool, Spa/Hot Tub, Tennis Court(s), Trash, Water
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage Faces Front, Garage, Attached Carport
# of Garages	1
Garages	Door-Single, Garage Faces Front, Garage, Attached Carport
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

### Exterior

Lot Description	Back Yard
Windows	Double Pane Windows

### Interior

Interior	Carpet, Tile
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Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Recessed Lighting, All Bedrooms Up
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Temecula Unified
Elementary	Redhawk
Middle	Erle Stanley Gardner
High	Great Oak

### **Additional Information**

Date Listed	December 31st, 2024
Zoning	R2
Short Sale	N
RE / Bank Owned	N

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