

\$2,000,000 - 45055 Rio Linda Road, Temecula

MLS® #SW25022951

\$2,000,000

6 Bedroom, 5.00 Bathroom, 5,195 sqft

Residential on 19 Acres

N/A, Temecula,

WOW!! 3 UNITS ON ONE HUGE, USABLE LOT!! Income producing VRBO Ranch Estate with 18 Acres of walnut grove in Temecula Wine Country —Featuring a 3,500 sq. ft. single story home, with 4 bedrooms and 3.5 baths, along with an additional 1,200 sq. ft. manufactured home, this property is truly a gem in Southern California's wine region. This stunning 18-acre Walnut Grove Ranch offers a rare opportunity for those seeking a spacious, private estate; an income-generating vacation rental; a prime investment property with flexible land use options; potential winery expansion, or an expansive family compound. Property highlights of this spacious & versatile estate include — main home boasts an inviting open-concept design with a Spanish Hacienda flavor. Showcasing exposed beam ceilings, a wood-burning fireplace, and a game room with a pool table, ping pong table, and projector, making it an entertainer's dream. Gourmet, remodeled kitchen equipped with stainless steel appliances, propane cook-top, and ample counter space for all types of gatherings. The main home has a "casita/granny flat" option with separate entrances from the gated courtyard, making this almost a "3 UNIT PROPERTY."



Comfortable & Flexible Sleeping

Arrangements for up to 16 people. Additional features to note: High-Performance Water System; 120-gallon-per-minute well flows into a private pond; 2• water pipe system

installed to cover the entire property; Commercial-Grade Utilities â€“ 3-phase electricity is available, making the property ideal for agriculture, business ventures, or further development; 18 Acres of usable land with massive development potential. The acreage, being mostly all flat and usable may qualify to be split into different sizes, offering endless possibilities for farming, equestrian use, vineyards, or future construction.

Additional 1,200 Sq. Ft. Manufactured Home sits just behind the main residence. This separate space would be an opportunistic rental, adding income potential or additional guest accommodations, or perfect for extended family. All this on one, truly amazing property, situated just minutes from Temeculaâ€™s top wineries, award-winning schools, Entertaining Old Town & Pechanga Resort & Casino.

Endless Possibilities Await!

Built in 1980

Essential Information

MLS® #	SW25022951
Price	\$2,000,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,195
Acres	18.75
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Goran Forss
Listing Office	Team Forss Realty Group

Community Information

Address	45055 Rio Linda Road
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Utilities	Electricity Connected, Phone Available, Propane, Water Connected
Parking Spaces	20
Parking	Covered, Driveway, Gravel, RV Potential
Garages	Covered, Driveway, Gravel, RV Potential
View	Creek/Stream, Hills, Mountain(s), Panoramic, Pond, Trees/Woods
Waterfront	Pond
Pool	None
Security	Security Gate

Exterior

Lot Description	Agricultural, Horse Property, Irregular Lot, Lot Over 40000 Sqft, Ranch
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Interior

Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Area, Galley Kitchen, In-Law Floorplan, Jack and Jill Bath, Main Level Primary, Open Floorplan, Separate/Formal Dining Room
Appliances	Built-In Range, Dishwasher, Microwave, Propane Cooktop, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Temecula Unified
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Additional Information

Date Listed	February 2nd, 2025
Days on Market	161
Zoning	R-A-5

Short Sale N

RE / Bank Owned N

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