

# \$720,000 - 40142 Canton Court, Temecula

MLS® #SW25024966

**\$720,000**

4 Bedroom, 3.00 Bathroom, 2,203 sqft

Residential on 0 Acres

N/A, Temecula,

Welcome home to 40142 Canton Court nestled in the charming community of Harveston! Situated on a cul-de-sac, this home features 4 bedrooms, 2.5 bathrooms, 2203 ft.<sup>2</sup>, an extended driveway, and an attached 2 car garage. The downstairs features a rich laminate and tile combo flooring, a half bathroom for convenience, living room, spacious office with French doors, and the family room leads directly to the kitchen (a multitude of windows provide plenty of natural light). This intimate floor plan provides a wonderful space for entertaining guests! The kitchen features granite countertops, island/breakfast bar, dining niche, and plenty of cabinetry for all of your storage needs. Upstairs you'll find 4 guest bedrooms, a guest bathroom, laundry room, and the primary suite offering a private balcony, walk-in closet, his and her vanities, soaking tub, and separate shower. The backyard has a patio cover and a blank canvas to create your own private setting as you wish! Harveston has an abundance of amenities which include multiple playgrounds, lake, community clubhouse, junior Olympic pool, children's splash pad, and a 19-acre sports park! All within a short walking distance. Awesome location in close proximity to top-rated schools, Promenade Mall, 15 and 215 freeways, Old Town Temecula, and Wine Country! Don't let this opportunity pass you by!



## Essential Information

MLS® #	SW25024966
Price	\$720,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,203
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Joseph Nanci
Listing Office	HomeSmart Realty West

## Community Information

Address	40142 Canton Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities	Pool, Spa/Hot Tub, Clubhouse, Meeting/Banquet/Party Room, Picnic Area, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, On Street, Paved
# of Garages	2
Garages	Direct Access, Driveway, Garage, On Street, Paved
View	Neighborhood
Waterfront	Across the Road from Lake/Ocean, Lake, Lake Privileges
Has Pool	Yes

Pool	Association
Security	Firewall(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	ZeroToOneUnitAcre, Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped, Lawn, Near Park, Paved
Windows	Blinds, Double Pane Windows
Roof	Tile
Construction	Stucco, Wood Siding

## Interior

Interior	Laminate, Tile
Interior Features	See Remarks, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Balcony, Block Walls, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Free-Standing Range, Vented Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	February 6th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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