

# **\$699,900 - 36787 Cottonwood Street, Winchester**

MLS® #SW25044067

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## **\$699,900**

3 Bedroom, 3.00 Bathroom, 2,774 sqft  
Residential on 0 Acres

N/A, Winchester,

Back on market..not sellers fault.Don't miss this immaculate single-story home in Winchester featuring 3 bedrooms, a Den/Office (easily convertible to a 4th bedroom), 3 FULL bathrooms, 3-car tandem garage with LOW TAXES and SUPER LOW HOA!! This move-in-ready home is the perfect blend of luxury and functionality. Walking up to the home enjoy the private and secure courtyard with custom iron gate and custom tile throughout. The freshly painted exterior with HOA-approved custom colors ensures this home stands out with elegance and charm. Upon entering the home you're greeted by a custom beautiful glass front door, high ceilings and archways and custom tile flooring. The spacious living room and family room boasts a double-sided fireplace with stylish mantles for each. The chef-inspired kitchen is equipped with mostly stainless steel appliances, a 5-burner gas cooktop, a double oven, a large butcher block island with bar seating, quartz countertops, and a custom tile backsplash, walk-in pantry and butler's area provide excellent storage and functionality. The kitchen flows seamlessly into a large family room creating a fantastic area for entertaining. The luxurious primary suite is a true retreat. Enter through a charming turreted hallway with a central medallion, leading into a spacious bedroom with dual sinks, a separate stand-up shower and tub combo, and a HUGE walk-in closet. French doors open to the backyard, offering a



seamless transition to outdoor living. Two generously-sized secondary bedrooms are perfect for family or guests. A hallway bathroom features dual sinks and a shower-tub combo. The guest bathroom is well appointed with granite countertops and a shower-tub combo as well. The hallway media niche with cabinetry adds extra storage and convenience. Additional amenities include crown molding throughout, laundry room with a sink and plenty of storage, 3-car tandem garage is equipped with epoxy flooring and offers ample space for vehicles and additional storage. Outdoor Living: The low-maintenance backyard is designed for entertaining, with a covered patio, bar with seating, and hardscaped areas. The front yard is drought-tolerant and easy to maintain. The home boasts double-pane windows, blinds, and two AC units, ensuring comfort and energy efficiency throughout the year. This home is ideally located near shopping, dining, businesses, award-winning Temecula schools, and Temecula Wine Country, offering the perfect balance of luxury and convenience.

Built in 2004

**Essential Information**

MLS® #	SW25044067
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,774
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Holbrook

Listing Office                  Performance Estates & Homes

## Community Information

Address                        36787 Cottonwood Street  
Area                            SRCAR - Southwest Riverside County  
Subdivision                N/A  
City                            Winchester  
County                        Riverside  
Zip Code                    92596

## Amenities

Amenities                    Maintenance Grounds  
Utilities                    Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
  
Parking Spaces            6  
Parking                    Garage, Concrete, Tandem  
# of Garages                3  
Garages                    Garage, Concrete, Tandem  
View                        Mountain(s), Neighborhood  
Pool                        None

## Exterior

Lot Description            Landscaped  
Roof                        Tile  
Foundation                Slab

## Interior

Interior                    Carpet, Tile  
Interior Features        Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Walk-In Pantry, Walk-In Closet(s), Breakfast Area, Crown Molding, Granite Counters, Pantry, Primary Suite, Quartz Counters  
  
Appliances                Dishwasher, Gas Cooktop, Gas Water Heater, Microwave, Double Oven, Water Heater  
  
Heating                    Central, Forced Air, Natural Gas  
Cooling                    Central Air  
Fireplace                  Yes  
Fireplaces                Family Room, Living Room  
# of Stories                1  
Stories                    One

**School Information**

District                      Temecula Unified

**Additional Information**

Date Listed                February 28th, 2025  
Days on Market        47  
Zoning                      R-1  
Short Sale                N  
RE / Bank Owned      N

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