

# \$639,575 - 40445 Chantemar Way, Temecula

MLS® #SW25051606

**\$639,575**

3 Bedroom, 2.00 Bathroom, 1,513 sqft

Residential on 0 Acres

N/A, Temecula,

Masterfully upgraded home screams curb appeal. Custom designed concrete entrance steps with embedded lights and one of the most stunning address markers, ensures no mistaking one of the premier properties on the street. Enter courtyard through custom fabricated & lockable vintage steel gate.

Stainless steel wire balustrade ensures an open yet private entertaining or greeting area. Modern touches, featuring poured-in-place polished concrete counters in kitchen & carried throughout bathrooms; oversized kitchen dining island, stone backsplash, custom painted pallet wall accents and stained cabinets. High quality, stainless steel appliances complete open concept kitchen.

Family room w/ decorative niches, gas fireplace with unique concrete facing, full length, rustic, reclaimed barn wood beam mantle and stacked stone wall treatment. En suite master bath offers separate shower & soaking tub, dual sink, concrete vanity and modern faucets. Backyard set up for entertaining or just enjoying by the homeowner. Large, stained timber covered patio with oversized ceiling fan sits atop stamped concrete. Built-in seating across entire back of yard, artificial turf area & side yard continue on with the low maintenance, easily enjoyable theme. Side access offers convenient storage area and flow through between courtyard and backyard. New black-out curtains on mahogany rods throughout; new Schlage door locks; New



water heater with copper pipes; new garage door opener with integrated camera; new faucets in kitchen and bathrooms, installed in July 2024. Exterior side of property covered with 3 layers of commercial grade landscape fabric, under new decorative pavers for low maintenance and water conservation. Add all to coveted Temecula Valley Unified School District, low tax rate, no hoa or Mello Roos, makes this one of most desirable properties in the area. Move in & enjoy.

Built in 2002

## Essential Information

MLS® #	SW25051606
Price	\$639,575
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christopher Brown
Listing Office	LPT Realty, Inc

## Community Information

Address	40445 Chantemar Way
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Driveway, Garage, Direct Access, Door-Single, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Direct Access, Door-Single, Garage Faces Front
View	Peek-A-Boo
Pool	None

## Exterior

Lot Description	Corner Lot, Back Yard, Front Yard
Windows	Blinds
Foundation	Slab

## Interior

Interior Features	Ceiling Fan(s), Primary Suite, Walk-In Closet(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Temecula Unified
Elementary	Nicolas Valley
Middle	James Day
High	Chaparral

## Additional Information

Date Listed	March 7th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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