

# **\$799,900 - 31870 Sweetwater Circle, Temecula**

MLS® #SW25053528

---

## **\$799,900**

4 Bedroom, 4.00 Bathroom, 3,361 sqft  
Residential on 0 Acres

N/A, Temecula,

Nestled in the prestigious gated community of Roripaugh Ranch, this stunning Van Daele home offers 4 bedrooms, 3.5 bathrooms, and a spacious upstairs loft. Fantastic curb appeal with a charming front yard, a neutral-toned paver brick walkway, mature landscaping and inviting porch sets the stage for this exquisite residence. Step inside to an open and airy floor plan featuring a main-level bedroom with its own private full bathroom, flex space for a formal living room or dining room. Huge great room is open to the breathtaking entertainerâ€™s kitchen that is a chefâ€™s dream, boasting stunning granite countertops, a massive center island with ample storage, double ovens, a 6-burner range, and a double-door pantry. Designed for seamless indoor-outdoor living, the space flows effortlessly to the relaxing California room, where a second fireplace enhances the ambiance. Upstairs, the luxurious primary suite offers a serene retreat, accompanied by two additional bedrooms, another full bath and a separate laundry room, and an expansive open loft. A unique bonus feature is the under-stair areaâ€”perfect for extra storage. The beautifully designed outdoor space is both low-maintenance and drought-resistant, complete with ambient lighting for enchanting evenings outdoors. With approximately \$100k in upgrades, all new wood floors in 2017, crown molding, 5â€• baseboards, natural travertine stone throughout the first level and plantation shutters throughout, this home is



the perfect blend of elegance, comfort, and modern convenience!

Built in 2014

### Essential Information

MLS® #	SW25053528
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,361
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	French/Provincial, Mediterranean
Status	Closed
Listing Agent	Catherine Rainey
Listing Office	Rainey Realty

### Community Information

Address	31870 Sweetwater Circle
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

### Amenities

Amenities	Controlled Access, Fitness Center, Meeting Room, Barbecue, Pool, Recreation Room, Security, Billiard Room, Clubhouse, Fire Pit, Game Room, Guard, Meeting/Banquet/Party Room, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete,

	Garage Door Opener, Tandem
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Garage Door Opener, Tandem
View	None
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Gated Community, Smoke Detector(s), Fire Detection System, Gated with Attendant, Key Card Entry

## Exterior

Exterior	Drywall, Stucco, Concrete, Stone Veneer
Lot Description	Back Yard, Front Yard, Landscaped, Close to Clubhouse, Near Park
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters
Roof	Tile
Construction	Drywall, Stucco, Concrete, Stone Veneer
Foundation	Slab

## Interior

Interior	Stone, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Recessed Lighting, Storage, Attic, Bedroom on Main Level, Loft, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Crown Molding, Granite Counters, Tandem, Unfurnished
Appliances	Double Oven, Dishwasher, Electric Oven, Disposal, Gas Range, Microwave, Range Hood, Built-In Range, Convection Oven, ENERGY STAR Qualified Appliances, High Efficiency Water Heater, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Fireplace(s), ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Central Air, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes
Fireplaces	Great Room, Outside
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
----------	------------------

**Additional Information**

Date Listed	March 9th, 2025
Days on Market	79
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 29th, 2025 at 8:57pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.