

\$1,595,000 - 40755 La Colima Road, Temecula

MLS® #SW25062353

\$1,595,000

4 Bedroom, 4.00 Bathroom, 3,367 sqft

Residential on 2 Acres

N/A, Temecula,

THIS AMAZING MEADOWVIEW SINGLE STORY HOME WITH GORGEOUS VIEWS OF MEADOWS SITS ON 1.79 ACRES.

EVERY FEATURE YOU COULD POSSIBLY WANT IN THE BEAUTIFUL MEADOWVIEW COMMUNITY. ALMOST 3400 SQUARE FEET WITH A 3 CAR ATTACHED GARAGE AND A SEPERATE RV GARAGE THAT COULD GIVE YOU 7 GARAGE SPACES, FULLY FINISHED RV GARAGE HAS LOFT.

PROPERTY HAS POOL,SPA, RAISED WOOD DECK THAT IS SHADED BY LARGE SEQUOIA. SEVERAL PRODUCING KALAMATA AND NICOISE OLIVE TREES.

HOUSE EXTERIOR HAS HAND APPLIED SANTA BARBARA SMOOTH TEXTURE WITH STONE ACCENTS. GOURMET KITCHEN HAS WHITE MARBLE COUNTERS WITH CARRERA MARBLE BACKSPLASH.

CUSTOM KARFTMAID SOLID WOOD CABINETS, SUBZERO BUILT IN 48 INCH FRIDGE, 154 BOTTLE 24 INCH VIKING WINE FRIDGE, VIKING CONVECTION DOUBLE OVEN, VIKING RANGETOP WITH ISLAND VENT. HUGE OPEN CONCEPT GREATROOM WITH VAULTED WOODBEAM CEILING. ANDERSEN CUSTOM DOORS AND WINDOWS.

PRIMARY BEDROOM HAS FRENCH DOORS THAT OPEN TO PATIO AND CUSTOM WOOD SASH WINDOWS WITH VIEWS OF POOL AND DECK. SPANISH WALNUT SOLID HARDWOOD FLOORING IN PRIMARY. BUYERS WILL LOVE THE 66



INCH ROUND KOHLER RIVERBATH WITH TWO SETS OF JETS AND WATERFALL IN PRIMARY BATH. THE VIEW FROM THE BATH IS SPECTACULAR YEAR ROUND. A HORSE LOVERS DREAM. PROPERTY HAS 88 ' X 44' ARENA AND 2 COVERED PIPE STALLS. PROPERTY HAS HORSETRAIL RUNNING ALONG THE BACK AND THE MEADOWVIEW ASSOCIATION HORSE FACILITY NEARBY. WITH ALL THIS HOME. AMAZING PROPERTY FOR ENTERTAINING AND OPEN SPACE LIVING.

Built in 1979

Essential Information

MLS® #	SW25062353
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,367
Acres	1.79
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Ranch
Status	Closed
Listing Agent	Teri Berteaux
Listing Office	Realty ONE Group Southwest

Community Information

Address	40755 La Colima Road
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

Amenities

Amenities	Clubhouse, Sport Court, Meeting/Banquet/Party Room, Picnic Area, Playground, Pickleball, Pool, Trail(s), Horse Trails
Utilities	Cable Not Available, Electricity Available, Electricity Connected, Natural Gas Not Available, Phone Available, Propane, Sewer Not Available, Water Connected
Parking Spaces	12
Parking	Driveway Up Slope From Street, Garage, Direct Access, Door-Multi, RV Garage
# of Garages	4
Garages	Driveway Up Slope From Street, Garage, Direct Access, Door-Multi, RV Garage
View	Meadow, Mountain(s)
Has Pool	Yes
Pool	Heated, In Ground, Association, Private, Propane Heat, Tile
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Plaster, Stone Veneer
Lot Description	Flag Lot, Front Yard, Horse Property, Landscaped, Lawn, Lot Over 40000 Sqft, Near Park, Rocks, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Yard
Windows	Double Pane Windows, French/Mullioned, Insulated Windows, Screens, Shutters, Skylight(s)
Roof	Concrete, Spanish Tile
Construction	Plaster, Stone Veneer

Interior

Interior	Tile, Wood, Stone
Interior Features	Pantry, All Bedrooms Down, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Breakfast Bar, Entrance Foyer, High Ceilings, Primary Suite, Stone Counters, Storage
Appliances	Freezer, Disposal, Refrigerator, Water To Refrigerator, Electric Oven, Propane Cooktop, Propane Water Heater, Self Cleaning Oven, Water Purifier
Heating	Central, Fireplace(s)
Cooling	Central Air, Electric, Heat Pump, High Efficiency
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Temecula Unified
Middle	James Day
High	Chaparral

Additional Information

Date Listed	March 21st, 2025
Days on Market	23
Zoning	RA
Short Sale	N
RE / Bank Owned	N

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