

# \$654,500 - 31586 Six Rivers Court, Temecula

MLS® #SW25077231

**\$654,500**

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0 Acres

N/A, Temecula,

**LOCATION, LOCATION!** This turnkey single family property is ready for move in. Open floorplan with living area, fireplace, family dining, large granite counter eating area. Over sized kitchen with refrigerator, beautiful light finished cabinets, counter gas cook top, microwave and oven. Custom real wood flooring on lower level, ceiling fans and plenty of natural lighting with lots of upgraded lighting features. 1/4 lower level bath, french door leads out to the custom deck and artificial grass yard perfect for BBQ with friends. Upper level has 2 spacious guest rooms, guest bath and main bedroom with private balcony and bathroom. Large walk in closet with room to spare. Upper level laundry room with washer, dryer and storage closet. There is a newly installed soft water system which is plumbed in the kitchen, refrigerator and throughout the property. Freshly painted, walking distance to the elementary school, parks, clubhouse, community pool, Pechanga Resort, Temecula Valley Hospital, shopping and freeway access. 2 car garage with work bench and newly installed car charging station. Don't miss the opportunity for this amazing starter home for you and your family. Ready for move in!



Built in 2006

## Essential Information

MLS® # SW25077231

Price \$654,500

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,803
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Sharon Johnson
Listing Office	Realty ONE Group Southwest

## Community Information

Address	31586 Six Rivers Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Amenities	Picnic Area, Playground, Pool, Clubhouse
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association, In Ground, See Remarks
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall
Lot Description	ZeroToOneUnitAcre, Front Yard
Windows	Blinds, Screens

Roof	Tile
Construction	Drywall
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood, See Remarks
Interior Features	Balcony, Ceiling Fan(s), Open Floorplan, All Bedrooms Up, Walk-In Closet(s), Breakfast Bar, Galley Kitchen, Granite Counters, See Remarks, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Water Heater, Microwave, Refrigerator, Water Softener, Dryer, Washer, Disposal, Electric Oven, Freezer, Gas Cooktop, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	April 8th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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