

# **\$655,000 - 34787 Grotto Hills Drive, Winchester**

MLS® #SW25091942

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## **\$655,000**

4 Bedroom, 3.00 Bathroom, 3,212 sqft  
Residential on 0 Acres

N/A, Winchester,

Fabulous home in a serene, established Winchester neighborhood! The amazing and spacious floor plan boasts solar, creating a lifestyle of comfort, versatility and VALUE. This is a truly great opportunity for VA buyers to potentially assume the existing 2.25% INTEREST RATE VA loan subject to substitution of VA eligibility between the buyer (as a veteran) and the seller who wants to retain his eligibility. Sellers will consider offers asking for concessions. Step inside to a large, welcoming living room and formal dining area. Around the corner is an open-concept great room featuring a fabulous kitchen with a large island and extra seating, granite countertops, step-in pantry, extensive cabinets for all your supplies, a casual dining area, and a sizable family room with a warm fireplace that is the perfect gathering place. There is a downstairs bedroom privately tucked away at the end of its own hall, right next to a full bathroom—ideal for guests or multi-generational living. The second floor features a versatile bonus room, a built-in linen cabinet, a full bathroom with a dual sink vanity serving the spacious secondary bedrooms with walk-in closets. The extra-large primary suite boasts enough space for a reading nook, exercise equipment or whatever your imagination can conceive and a spa-like bathroom complete with a dual-sink vanity, soaking tub, walk-in shower, and an enormous walk-in closet. Charming wood paneling throughout adds warmth and character. Enjoy



ample storage and hobby space in the three-car tandem garage. The extended driveway provides extra parking space. Step outside to a tranquil backyard oasis, complete with an Alumawood patio cover spanning the width of the home and a cozy fire pit. Or pull up a lounge chair in the deep front yard, kick back and sip your morning coffee or evening glass of wine. The grassy side yard is a wide, deep canvas with endless potential for customized landscaping. Enjoy beautiful mountain views from several windows. Conveniently located near schools, shopping, Wine Country, dining, hospitals, and everything that makes the Temecula Valley so special.

Built in 2007

**Essential Information**

MLS® #	SW25091942
Price	\$655,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,212
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sherry Powers
Listing Office	AARE

**Community Information**

Address	34787 Grotto Hills Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside

Zip Code 92596

## Amenities

Amenities Call for Rules, Management  
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available  
Parking Spaces 3  
Parking Door-Single, Driveway, Garage, Garage Faces Front  
# of Garages 3  
Garages Door-Single, Driveway, Garage, Garage Faces Front  
View Mountain(s), Neighborhood  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security Lights

## Exterior

Exterior Drywall, Stucco  
Lot Description Back Yard, Front Yard, Sprinklers In Front, Landscaped, Near Park, Sprinklers In Rear, Sprinklers Manual, Sprinklers On Side, Sprinklers Timer, Sprinkler System  
Windows Double Pane Windows  
Roof Tile, Concrete  
Construction Drywall, Stucco  
Foundation Slab

## Interior

Interior Carpet, Tile, Vinyl  
Interior Features Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Loft, Walk-In Closet(s), Primary Suite  
Appliances Gas Cooktop, Gas Oven, Refrigerator, Water Heater, Dryer, Washer, Ice Maker, Water To Refrigerator  
Heating Central, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 2  
Stories Two

## School Information

District Perris Union High

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	129
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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