

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

MLS® #SW25091942

\$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 |

Based on information from California Regional Multiple Listing Service, Inc. as of January 29th, 2026 at 3:45pm 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.