

# **\$1,540,000 - 45130 Marsanne Street, Temecula**

MLS® #SW25100566

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## **\$1,540,000**

5 Bedroom, 4.00 Bathroom, 4,209 sqft

Residential on 0 Acres

N/A, Temecula,

Gorgeous executive pool/spa home located in the highly sought after "Morgan Valley" community in south Temecula. The front entrance of the home is so beautiful and welcoming complete with patio and a large fountain in a courtyard. This stunning home has so much attention to detail. Boasting 4,209 square feet with 5 spacious bedrooms and 4 full baths. 1 full bedroom and bath downstairs. Also to include an upstairs loft/movie complete with projector, screen, and built-in surround sound system. Timeless travertine tile, rich wood floors, and upgraded carpet. 2 central heat and air units. Quiet cool whole house fan. Cozy gas fireplace with log. Cool ceiling fans. Recessed lighting. Shutters. Crown molding. Custom painted. Family room with built-in media niche. Welcoming gourmet kitchen with quartz countertops, marble backsplash, Sub-Zero built-in refrigerator and GE monogram, high end appliances, double ovens, large walk-in pantry, and 8-foot quartz kitchen island. Wine/drink storage cooler and butler pantry. Primary bedroom is a true retreat complete with 2 sets of closets. Quartz double vanity with a separate make-up vanity. Custom shower and jetted sunken tub. In addition, all secondary bathrooms are upgraded with quartz countertops. Off two upstairs bedrooms is a lovely balcony. Indoor laundry room with sink and separate storage. Washer and dryer will remain. Enjoy your backyard paradise complete with an inground pebble tech pool and spa. Firepit. Built-in custom BBQ and



beautifully landscaped. A true oasis!  
Exceptional lot size flat usable 12,197 square feet. Spacious 3 car tandem garage with garage door opener. Outside rain gutters. Donâ€™t miss out on this beautiful home in the top-ranking Temecula school district. Just minutes away from schools, shopping, medical, and freeway close. A true must see!

Built in 2006

**Essential Information**

MLS® #	SW25100566
Price	\$1,540,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,209
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Serina Ortiz-tomlinson
Listing Office	First Team Real Estate

**Community Information**

Address	45130 Marsanne Street
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

**Amenities**

Amenities	Call for Rules, Pets Allowed
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage, Paved
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage, Paved
View	Hills, Mountain(s), Neighborhood, Canyon, City Lights, Courtyard
Has Pool	Yes
Pool	In Ground, Private, Heated, Pebble, Salt Water
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Concrete, Stucco, Plaster
Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Front, Level, Near Park, Near Public Transit, Sprinklers Timer, Sprinkler System, Street Level, Corners Marked, Landscaped, Lawn, Paved, Sprinklers In Rear
Windows	Double Pane Windows, Screens, Shutters
Roof	Tile
Construction	Drywall, Concrete, Stucco, Plaster

## Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Unfurnished, Bedroom on Main Level, Loft, Walk-In Closet(s), Dry Bar, Walk-In Pantry
Appliances	Built-In Range, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Barbecue, Self Cleaning Oven, Water Softener
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	May 6th, 2025
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Days on Market	10
Zoning	R-1-12000
Short Sale	N
RE / Bank Owned	N

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