

# \$1,250,000 - 37430 Avenida Chapala, Temecula

MLS® #SW25100787

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 2,575 sqft

Residential on 3 Acres

N/A, Temecula,

Welcome to your private retreat in the heart of Temeculaâ€™s renowned Wine Country. This charming single-story ranch home sits on over 2.5 acres of flat, usable, fully fenced land, offering the perfect blend of peaceful rural living & convenient access to town. With 1,975 SF of thoughtfully designed living space, plus an approximate 600 SF enclosed sunroom, this 3-bedroom, 2-bath home offers comfort & versatility. From the moment you arrive, youâ€™ll be greeted by wide-open skies, nearby rolling vineyards & a sense of privacy & quiet seclusion. The property is fully fenced, featuring an automatic entry gate & two additional gates providing access around the perimeter. Inside, the home boasts vaulted ceilings, abundant natural light from skylights, & dual-pane windows & sliders that bring the outside in. The open concept layout seamlessly connects the living, dining & kitchen areas, making it ideal for both everyday living & entertaining. The upgrades completed here go beyond standard construction practices, offering improvements rarely found at this price point. The exterior has been virtually rebuilt with HardiePlank fiber cement siding, valued for its durability & fire resistance, & enhanced with a stacked stone detailing to elevate curb appeal. The 2x6 framing is insulated with R-19 insulation & interior walls are finished with 5/16" drywall for superior thermal & acoustic performance. A concrete tile roof, paired with a fully replaced HVAC system & ducting, ensures energy



efficiency, year-round comfort & long-term peace of mind. These aren't just cosmetic updates, they are structural enhancements that reflect a true commitment to quality & care. The expansive 2.5+ acre parcel offers limitless potential. Create lush gardens, build a pool, add a guest house, bring your horses, or even plant your own vineyard, your options are endless! The detached shop is fully insulated & drywalled, featuring oversized motorized roll-up doors at both ends. It provides drive-through access & flexible use for car storage, a workshop, or hobby space. Large enough to house at least four vehicles (or more with lifts), it's a dream setup for automotive enthusiasts, hobbyists, or home based business owners. Just minutes from award-winning wineries, boutique shopping & dining, this home offers the best of both worlds: tranquil country living with city amenities close at hand. This is your opportunity to own a beautifully upgraded slice of Wine Country at an exceptional value.

Built in 1986

## Essential Information

MLS® #	SW25100787
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,575
Acres	2.52
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Tom Bashe
Listing Office	Localist Realty

## Community Information

Address	37430 Avenida Chapala
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Utilities	Electricity Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Direct Access, Driveway, Garage, Boat, Concrete, Door-Single, Electric Gate, Garage Faces Front, Gated, Pull-through, RV Access/Parking, Workshop in Garage
# of Garages	6
Garages	Direct Access, Driveway, Garage, Boat, Concrete, Door-Single, Electric Gate, Garage Faces Front, Gated, Pull-through, RV Access/Parking, Workshop in Garage
View	Hills, Neighborhood, Mountain(s)
Pool	None
Security	Security Gate

## Exterior

Exterior	Drywall, HardiPlank Type, Stone Veneer
Lot Description	Agricultural, Cul-De-Sac, Gentle Sloping, Horse Property, Level, Lot Over 40000 Sqft, Orchard(s), Ranch, Rectangular Lot, Secluded, Sloped Up, TwoToFiveUnitsAcre
Windows	Double Pane Windows, Insulated Windows, Skylight(s)
Roof	Tile, Stone
Construction	Drywall, HardiPlank Type, Stone Veneer
Foundation	Slab

## Interior

Interior	Carpet, Tile, Stone
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), All Bedrooms Down, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Main Level Primary, Stone Counters, Tile Counters, Two Story Ceilings, Utility Room
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Electric Cooktop, Electric Oven, Electric Water Heater, SixBurnerStove

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Temecula Unified
Elementary	Crown Hill
Middle	Temecula
High	Temecula Valley

## Additional Information

Date Listed	May 6th, 2025
Days on Market	26
Zoning	A-1-10
Short Sale	N
RE / Bank Owned	N

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