

# \$1,199,900 - 30132 Via Arboleda, Temecula

MLS® #SW25109510

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 3,075 sqft

Residential on 1 Acres

N/A, Temecula,

Stunning Single-Story Meadowview Cul-De-Sac Home with Panoramic Views in Temecula. Discover this hidden gem in Temecula's covetable Meadowview community, where low taxes and an HOA fee of just \$354/quarterly provide incredible value. Nestled on a spacious cul-de-sac lot, this beautifully updated 4-bedroom, 2 full bathrooms and 2 half bathrooms home offers luxurious single-story living in an equestrian-friendly neighborhood, just minutes from wineries, the Promenade Mall, and Old Town Temecula. Step inside to find an inviting layout adorned with real hardwood floors, custom cabinetry, and remodeled bathrooms. The chef's kitchen is a showstopper, boasting soft-close cabinets, high-end finishes, a built-in double refrigerator, and a double built-in mini fridge—perfect for entertaining. Cozy up by one of two fireplaces, two electric heaters, enjoy your favorite tunes with the built-in sound system, or breeze through chores with the convenience of a central vacuum system. The primary suite is a serene retreat, featuring a spa-like bathroom with modern upgrades and a custom-built walk-in closet. The dream garage setup is equally impressive, with a bathroom, finished flooring, and a versatile bonus room ideal for work, hobbies, or hosting guests. Outdoor living takes center stage with a covered patio offering unobstructed, panoramic views—the perfect spot to relax and take in Temecula's natural beauty. Energy efficiency is unmatched, thanks to 78



solar panels makes it energy free, new double-paned windows, and water bills averaging under \$100/month. As part of the Meadowview HOA, you'll enjoy access to community amenities like pools, tennis courts, pickleball courts, and equestrian trails. Plus, the seller is including a home warranty for added peace of mind. Don't let this rare opportunity pass you by—schedule your private showing today!

Built in 1990

## Essential Information

MLS® #	SW25109510
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,075
Acres	0.53
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Jason Gailliot
Listing Office	McDermott Realty Group

## Community Information

Address	30132 Via Arboleda
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities Management, Other Courts, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Security, Tennis Court(s), Clubhouse, Horse Trails, Meeting/Banquet/Party Room, Meeting Room, Pickleball, Playground, Recreation Room, Sport Court, Trail(s)

Parking Spaces 3

# of Garages 3

View Mountain(s), Hills, Meadow

Has Pool Yes

Pool Association

## Exterior

Lot Description Back Yard, Front Yard, Sprinkler System, Cul-De-Sac

Roof Tile

## Interior

Interior Carpet, Stone, Wood

Interior Features Separate/Formal Dining Room, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Central Vacuum, Granite Counters, High Ceilings, Wired for Sound

Appliances Dishwasher, Electric Oven, Disposal, Refrigerator, Electric Cooktop, Electric Range

Heating Electric, See Remarks

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Primary Bedroom

# of Stories 1

Stories One

## School Information

District Temecula Unified

## Additional Information

Date Listed May 16th, 2025

Days on Market 12

Zoning RA

Short Sale N

RE / Bank Owned N

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