

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

MLS® #SW25109510

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**\$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 coveted 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, youâ€™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. Donâ€™t let this rare opportunity pass you byâ€”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
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## Additional Information

Date Listed	May 16th, 2025
Days on Market	12
Zoning	RA
Short Sale	N
RE / Bank Owned	N

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