

# **\$695,000 - 36061 Arras Drive, Winchester**

MLS® #SW25123882

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## **\$695,000**

4 Bedroom, 3.00 Bathroom, 3,141 sqft  
Residential on 0 Acres

N/A, Winchester,

Welcome to 36061 Arras Drive, a beautifully appointed 4-bedroom, 3-bathroom home offering 3,141 sq ft of spacious living in the heart of Winchester, CA. Nestled within the highly sought-after Temecula School District and free from HOA restrictions, this residence combines everyday comfort with timeless elegance. Step through the double-door entry into a gracious formal living room, currently transformed into a game room with built-in cabinetry and a full-size pool table. Adjacent, a versatile bonus room offers endless potential—ideal as a home office, guest room, or fifth bedroom. Currently enjoyed as a secondary family room, it features a wall-to-wall entertainment center. The formal dining room provides a refined space for hosting dinners and special occasions, while the open-concept kitchen is a chef's dream, showcasing granite countertops, abundant cabinetry, a walk-in pantry, and a large center island. Overlooking the kitchen, the family room impresses with soaring two-story ceilings, abundant natural light, and a cozy gas fireplace, creating the perfect gathering place. The main-level laundry room is thoughtfully designed with built-in cabinetry and a utility sink for added convenience. Throughout the main floor, rich hardwood and tile flooring are complemented by detailed crown molding, lending a touch of sophistication. A striking spiral staircase leads you to the upper level, where all bedrooms reside. The expansive primary suite is a true



retreat, offering two oversized walk-in closets and a spa-like en-suite bath with dual vanities, a soaking tub, separate shower, and a dedicated makeup area. Three additional spacious bedrooms, each with ceiling fans, provide comfort and flexibility for family or guests. Outside, the backyard is designed for both relaxation and entertainment, featuring a large concrete patio beneath an impressive wood pergola, complete with outdoor furnishings and lush lawn space. A three-car garage—divided into a 2-car and 1-car layout—offers ample parking and storage. Set in a quiet, established No-HOA community, this exceptional property delivers both freedom and elegance. This property is one of the best values in Winchester for the square footage, don't miss out on the opportunity to make it your next home!

Built in 2004

### **Essential Information**

MLS® #	SW25123882
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,141
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	David Robinson
Listing Office	INNOVA Realty Group

### **Community Information**

Address 36061 Arras Drive  
Area SRCAR - Southwest Riverside County  
Subdivision N/A  
City Winchester  
County Riverside  
Zip Code 92596

### **Amenities**

Utilities Cable Available, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Available  
Parking Spaces 7  
Parking Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, See Remarks, Storage  
# of Garages 3  
Garages Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, On Site, Private, See Remarks, Storage  
View Hills, Mountain(s), Neighborhood, Valley  
Pool None  
Security Smoke Detector(s), Security Lights, Carbon Monoxide Detector(s)

### **Exterior**

Exterior Stucco, Concrete, Drywall, Frame  
Exterior Features Lighting  
Lot Description Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Near Park, Rectangular Lot, Sprinklers Timer, Sprinkler System, Trees, Yard  
Windows Blinds, Double Pane Windows, Plantation Shutters, Screens  
Roof Spanish Tile  
Construction Stucco, Concrete, Drywall, Frame  
Foundation Slab

### **Interior**

Interior Carpet, Tile, Wood  
Interior Features Breakfast Bar, Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Up, Entrance Foyer, Primary Suite, Walk-In Pantry, Walk-In Closet(s), See Remarks, Two Story Ceilings  
Appliances Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water Heater, Dryer, Washer, Exhaust Fan, Water To

	Refrigerator
Heating	Central, Forced Air, Natural Gas, See Remarks
Cooling	Central Air, Wall/Window Unit(s), Electric, See Remarks
Fireplace	Yes
Fireplaces	Family Room, Gas, Masonry, Raised Hearth, See Remarks
# of Stories	2
Stories	Two

### **School Information**

District	Temecula Unified
Elementary	French Valley
Middle	Bella Vista
High	Chaparral

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	3
Zoning	SP ZONE
Short Sale	N
RE / Bank Owned	N

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