

\$695,000 - 36061 Arras Drive, Winchester

MLS® #SW25123882

\$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 garageâ€”divided into a 2-car and 1-car layoutâ€”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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