

\$945,000 - 40406 Calle Katherine, Temecula

MLS® #SW25125408

\$945,000

4 Bedroom, 3.00 Bathroom, 3,036 sqft
Residential on 0 Acres

N/A, Temecula,

Presenting 40406 Calle Katherine, Temecula—a meticulously remodeled 4-bedroom, 3-bathroom residence spanning 3,036 sq ft on a quarter acre lot. This home boasts a host of premium upgrades, including a 4-year-old roof with a 10-year warranty, 24 LG solar panels, and a paid-off solar system. The remodeled gourmet kitchen features granite countertops, a composite sink, and Samsung Black Stainless smart appliances. The luxurious primary bathroom showcases a floor-to-ceiling glass shower, freestanding tub, and Moen brushed nickel fixtures, complemented by custom cedar shelving in the walk-in closet. Additional enhancements include new flooring throughout, a remodeled upstairs bathroom with a new tub/shower combo, a tankless water heater, and a newer HVAC system with a hospital-grade filter and Phenomenal Aire scrubber. The garage is equipped with custom steel cabinets and a mini-split AC/heater. Outdoor amenities feature a mesmerizing pool/spa, full RV hookups (220/30amp and sewer), and a comprehensive smart home system compatible with Alexa/Google Home, including smart switches, plugs, thermostat, and garage doors. The Vivint security system with cameras offers remote monitoring via smartphone. Located near top restaurants, shopping centers, Pechanga Casino, and the 15 Freeway, this home combines luxury, convenience, and energy efficiency in one exceptional package



Built in 1999

Essential Information

MLS® #	SW25125408
Price	\$945,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,036
Acres	0.24
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tyson Robinson
Listing Office	Trillion Real Estate

Community Information

Address	40406 Calle Katerine
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

Amenities

Utilities	See Remarks
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Boat, Concrete, RV Access/Parking, RV Hook-Ups
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Boat, Concrete, RV Access/Parking, RV Hook-Ups
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Heated, In Ground, Private, Waterfall, Gas Heat
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Fire Rated Drywall

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Yard, Lawn
Windows	Double Pane Windows
Roof	Tile
Foundation	Permanent

Interior

Interior	Laminate, See Remarks
Interior Features	Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Pantry, Walk-In Closet(s), Multiple Staircases, See Remarks
Appliances	Dishwasher, Freezer, Disposal, Gas Range, Microwave, Tankless Water Heater
Heating	Central, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Temecula Unified
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Additional Information

Date Listed	June 5th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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