

# **\$829,000 - 40553 Calle Katherine, Temecula**

MLS® #SW25128867

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## **\$829,000**

5 Bedroom, 3.00 Bathroom, 2,388 sqft  
Residential on 1 Acres

N/A, Temecula,

Discover this warm and inviting five bedroom, three bathroom home located in a prime area with NO HOA and LOW TAXES – a rare combination! This home has beautiful curb appeal, and is professionally landscaped. Enjoy breathtaking, expansive views of the sunset, the valley and Santa Rosa Plateau from this lovingly maintained residence. With new exterior paint 6/2025 & nearly 2,390 square feet of livable space, and situated on a half-acre lot. This home offers a seamless blend of comfort, privacy, and room for everyone. A downstairs bedroom and full bath provide flexibility for you and your guests or as a home office. The well-designed kitchen features granite counters, stainless appliances, pull-out drawers, a lazy Susan in the cabinetry and a separate pantry covered by a sliding barn door, combining convenience with thoughtful storage solutions. The spacious family room features a great fireplace with a custom mantle.

Take a stroll out the French doors to the large backyard and enjoy your private retreat, with only open space behind the property. Nicely landscaped and features a variety of mature fruit trees, including lemon, apricot, apple, and pomegranate, along with blackberries, a pecan tree, and a variety of producing grapes. Relax in the above-ground spa while taking in the panoramic views. Use the extra-wide side gate for convenient RV parking. There's also plenty of space to add a pool or customize your outdoor area with an outdoor kitchen, and



possible ADU.

An additional highlight is the included three-car garage with a custom workbench and hanging storage racks. This is a fantastic location, close to award-winning schools, Outstanding Golf courses, shopping, dining, and Temecula's world-class wineries, and Pechanga Casino.

This is a rare opportunity to own a spacious single-family home with unlimited views, privacy & countless possibilities... Come take a look, you will not be disappointed, I assure you...

Built in 1991

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | SW25128867              |
| Price          | \$829,000               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,388                   |
| Acres          | 0.50                    |
| Year Built     | 1991                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Maxine Sanjacom         |
| Listing Office | Coldwell Banker Realty  |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 40553 Calle Katerine               |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Temecula                           |
| County      | Riverside                          |
| Zip Code    | 92591                              |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Sewer Connected, Natural Gas Available   |
| Parking Spaces | 3  |
| Parking        | Garage, Boat, Direct Access, Door-Multi, Driveway, Garage Faces Front, RV Access/Parking, RV Potential, Workshop in Garage |
| # of Garages   | 3  |
| Garages        | Garage, Boat, Direct Access, Door-Multi, Driveway, Garage Faces Front, RV Access/Parking, RV Potential, Workshop in Garage |
| View           | City Lights, Hills, Mountain(s), Valley  |
| Pool           | None   |

## Exterior

|                 |  |
|-----------------|--|
| Exterior        | Stucco   |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Yard |
| Windows         | Blinds, Double Pane Windows  |
| Roof            | Spanish Tile   |
| Construction    | Stucco   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Concrete   |
| Interior Features | Bedroom on Main Level, Ceiling Fan(s), Granite Counters, High Ceilings, Separate/Formal Dining Room, Tile Counters |
| Appliances        | Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water To Refrigerator                                |
| Heating           | Central, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room  |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|            |                  |
|------------|------------------|
| District   | Temecula Unified |
| Elementary | Rancho           |
| Middle     | Margarita        |
| High       | Temecula Valley  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 36             |

Short Sale                      N

RE / Bank Owned        N

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