

\$829,000 - 40553 Calle Katherine, Temecula

MLS® #SW25128867

\$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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