

\$949,999 - 45272 Tioga Street, Temecula

MLS® #SW25132459

\$949,999

5 Bedroom, 4.00 Bathroom, 3,263 sqft
Residential on 0 Acres

N/A, Temecula,

VA Assumable 2.25% Loan! Welcome to 45272 Tioga Street—a beautifully upgraded 5-bedroom, 4-bathroom home offering 3,263 sqft of elegant living space, PAID solar, a stunning PebbleTec saltwater pool and spa, and breathtaking views of the 6th green at Redhawk Golf Course, all within the prestigious gated community of The Fairways.

At the heart of the home is the kitchen with sleek quartz countertops, designer fixture, and an open-concept layout that flows effortlessly into the breakfast area and family room. Family room has a media built-in cabinetry with a beverage refrigerator! Perfect for both daily living and entertaining. The main level also features formal living and dining rooms and a versatile downstairs room (5th bedroom without closet). A full bathroom on this level includes a step-in walk-in tub, providing additional accessibility and comfort.

Upstairs, you'll find four generously sized bedrooms, including 1 secondary bedroom with its own en-suite bath and the other 2 with a "Jack and Jill" bathroom with dual sinks making a large vanity. Additionally, there is a spacious loft ideal for a home office, game room, or media space. The luxurious primary suite is a true retreat, showcasing panoramic golf course views, a spacious bathroom with a dual sink vanity, personal beauty desk, soaking tub, separate shower, and a large walk-in closet. All bathrooms have been



tastefully updated with reglazed finishes and designer light fixtures. There are also 2 whole house fans!

Step outside to your resort-style backyard, where you'll enjoy a solar-heated PebbleTec pool and spa, artificial turf, and a large Alumawood patio cover with built-in ceiling fans and lighting—all set against the serene backdrop of the golf course.

Zoned for the award-winning Great Oak High School and just minutes from shopping, dining, Pechanga Resort, and the renowned Temecula wineries. Easy access to the 15 Freeway makes this home ideal for commuters.

Don't miss your opportunity to own this truly exceptional home!

Built in 2003

Essential Information

MLS® #	SW25132459
Price	\$949,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,263
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Carrie Caruthers
Listing Office	Redfin Corporation

Community Information

Address	45272 Tioga Street
Area	699 - Not Defined

Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Amenities	Controlled Access, Picnic Area, Playground, Pets Allowed
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Gated
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Gated
View	Golf Course
Has Pool	Yes
Pool	In Ground, Private, Gunite, Heated, Salt Water, Solar Heat
Security	Gated Community

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard
Roof	Clay, Spanish Tile

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Pantry, Quartz Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Built-In Range, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Ice Maker, Range Hood, Vented Exhaust Fan, Water To Refrigerator
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Temecula Unified
High	Great Oak

Additional Information

Date Listed	June 13th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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