

# **\$789,900 - 40090 Portsmouth Road, Temecula**

MLS® #SW25133445

---

## **\$789,900**

4 Bedroom, 3.00 Bathroom, 2,578 sqft  
Residential on 0 Acres

N/A, Temecula,

PRICE IMPROVEMENT on this Beautiful 2-Story Home in the desirable Harveston Lake Community! Living in Harveston is all about living a healthy, active lifestyle. Neighbors gather for morning runs around the lake, walk their dogs, rent paddle boats, swim at the club and even go fishing! This move-in ready 2578 Sq Ft Home offers 4-Bedrooms, 3-Bathrooms, with 1 Bed/Ba downstairs. The floors are real hardwood and give the home a feeling of natural beauty. Downstairs is a Large Living to Formal Dining area, an OPEN Kitchen-to-Family Room and an informal Dining area off of the Kitchen. The Kitchen is the HEART OF THE HOME, is light & bright with granite countertops, white cabinets, a center island, white appliances, a black granite sink, pantry and a Stylish Globe light. The Kitchen is open to the Family Room which is a great hang out area to socialize. The informal dining is perfect for breakfasts, a homework space or setting up an office. Upstairs is the Primary Suite with a double door entry, plush carpet, lots of natural light, a ceiling fan and a private Bathroom. The Primary Bathroom has a separate toilet room with a super cool TOTO mini-sink, a stand-up shower, sunken jacuzzi tub, ample countertop space, 2 sinks and a good size walk-in closet. There are 2 Bedrooms down the hall and a Large BONUS ROOM that is perfect for gaming, a theatre or 5th bedroom. All have carpet and ceiling fans. A Quiet Cool whole house fan was installed and helps to cool the home quickly on hot



summer days. The backyard offers Low-maintenance landscaping with mature plants, flowering shrubs, and a retractable soft-covered awning. With the established greenery and trees around the home, and No Rear Neighbors, you can enjoy privacy. The 2-Car Garage has a Tandem Space Perfect for extra storage, a workshop, or recreational gear.Â Situated within walking distance to the Lake, Tot lots, sports parks, sport courts, the private Clubhouse with a Jr. Olympic Pool, Spa, and BBQ's, and 2 Blocks from Ysabel Barnett Elementary! The home is Centrally located in Temecula, close to the Promenade Mall, IMAX Theatre, Trader Joe's, GREAT Restaurants, Boutiques, Cafes and entertainment in Old Town Temecula. Only 10 minutes to the picturesque & thriving Temecula Wine Country with 40+ Wineries to visit. The location is convenient for commuting, as it's close to the 15 & 215 Freeways. Come fall in love with one of Temeculaâ€™s most beloved communities and start living the LAKE LIFESTYLE!

Built in 2003

## Essential Information

MLS® #	SW25133445
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,578
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Julia Biggs

Listing Office              Biggs Real Estate Professional

## Community Information

Address                      40090 Portsmouth Road  
Area                          SRCAR - Southwest Riverside County  
Subdivision                N/A  
City                          Temecula  
County                      Riverside  
Zip Code                    92591

## Amenities

Amenities                    Barbecue, Call for Rules, Clubhouse, Outdoor Cooking Area, Picnic Area, Playground, Pool, Spa/Hot Tub, Sport Court  
Utilities                    Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces            3  
Parking                    Driveway, Garage Faces Front, Garage, Garage Door Opener, Tandem  
# of Garages                3  
Garages                    Driveway, Garage Faces Front, Garage, Garage Door Opener, Tandem  
View                        Neighborhood  
Has Pool                    Yes  
Pool                        Association, Community, In Ground  
Security                    Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior                    Drywall, Wood Siding  
Exterior Features        Awning(s)  
Lot Description            ZeroToOneUnitAcre, Landscaped, Close to Clubhouse, Near Park, Yard  
Windows                   Blinds, Double Pane Windows  
Roof                        Tile, Flat Tile  
Construction            Drywall, Wood Siding  
Foundation                Slab

## Interior

Interior                    Carpet, Wood, Laminate  
Interior Features        Separate/Formal Dining Room, Eat-in Kitchen, Pantry, Quartz Counters, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area, Ceiling Fan(s), Tandem  
Appliances                Gas Range, Dryer, Free-Standing Range, Gas Cooktop, Washer, Water Heater

Heating	Central, Forced Air
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

### **School Information**

District	Temecula Unified
Elementary	Ysabel Barnett
Middle	James Day
High	Chaparral

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	96
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 26th, 2025 at 6:45pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.