

# **\$1,639,000 - 31655 Pio Pico Road, Temecula**

MLS® #SW25145008

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**\$1,639,000**

4 Bedroom, 4.00 Bathroom, 3,646 sqft  
Residential on 2 Acres

N/A, Temecula,

Welcome to your private retreat in the prestigious Santiago Estates community, nestled on a prime 2.3-acre lot with panoramic views and endless potential. Situated on one of the most beautiful, well-maintained streets in Temecula, this charming 4-bedroom + office, 3.5-bathroom home offers 3,636 square feet of comfortable living space with timeless curb appeal. A long private driveway leads to a welcoming wraparound front porch with classic brick flooring and wood banister—an ideal spot to relax and take in the serene surroundings. Inside, you’ll find a spacious layout with a bright and open kitchen featuring ample cabinetry and upgraded countertops, wainscoting in the living room, and a main-floor primary suite complete with a floor-to-ceiling brick fireplace, walk-in closet, and a beautifully remodeled bathroom. The home office is perfectly positioned near the entry for those who work from home. Upstairs features three additional bedrooms, a loft with a built-in wet bar, and a pool table that stays with the home. One of the bedrooms includes its own private bath for added convenience. A large laundry room with generous cabinet space provides practical functionality. The attached 4-car garage includes epoxy flooring, built-in cabinetry, and attic access, while the detached, permitted 750 SF garage (approx. 24' x 30') offers even more versatility—use it as a workshop, office, or potential ADU. Outside, enjoy the beautiful pool and spa surrounded by extensive brick-accented



hardscaping, RV parking with 30-amp hookup, and expansive flat land ideal for horses, a sports court, guest house, or whatever your vision may be. Most of the mature trees just beyond the fencing are on your property, adding to the sense of space and privacy. As a bonus, a tractor is included with the sale—making it even easier to care for and enjoy the land. Located in the heart of Temecula with no HOA, this home offers peace, space, and incredible potential just minutes from shopping, schools, parks, and restaurants. While a few interior updates could make it truly shine, the bones are solid and the possibilities are endless. Don't miss this rare opportunity in one of Temecula's most desirable neighborhoods!

Built in 1989

**Essential Information**

MLS® #	SW25145008
Price	\$1,639,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,646
Acres	2.31
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Craftsman, Custom, Ranch, Cape Cod, Colonial, Traditional, Victorian
Status	Closed
Listing Agent	Marcel Hensley
Listing Office	KW Temecula

**Community Information**

Address	31655 Pio Pico Road
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Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Water Connected
Parking Spaces	14
Parking	Concrete, Direct Access, Driveway, Garage, Oversized, Workshop in Garage, Door-Multi, Driveway Level, Garage Faces Side, RV Access/Parking
# of Garages	6
Garages	Concrete, Direct Access, Driveway, Garage, Oversized, Workshop in Garage, Door-Multi, Driveway Level, Garage Faces Side, RV Access/Parking
View	City Lights, Hills, Neighborhood, Panoramic, Trees/Woods, Valley
Has Pool	Yes
Pool	Private, Gunite, In Ground

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinkler System, Horse Property, Lawn, Lot Over 40000 Sqft, Ranch, Sprinklers In Front, Sprinklers In Rear, Street Level, Yard
Windows	Blinds, Plantation Shutters
Roof	Tile

## Interior

Interior	Carpet, Brick, Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Main Level Primary, Primary Suite, Bedroom on Main Level, Built-in Features, Loft, Paneling/Wainscoting, Pull Down Attic Stairs, Tile Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Primary Bedroom
# of Stories	2
Stories	One, Two

## School Information

Additional Information

Date Listed	July 3rd, 2025
Days on Market	22
Zoning	RA
Short Sale	N
RE / Bank Owned	N

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