

# \$714,900 - 45109 Via Vela, Temecula

MLS® #SW25146399

---

## \$714,900

3 Bedroom, 3.00 Bathroom, 2,356 sqft  
Residential on 0 Acres

N/A, Temecula,

WELCOME to this beautifully designed home located in the sought-after gated community of Rancho Soleo in South Temecula. Step inside to experience the perfect blend of elegance, warmth, and modern comfort. Built in 2020, this 3-bedroom, 3-bathroom home offers 2,356 square feet of bright, open living space that beautifully balances style and functionality. At the heart of the home is a spacious kitchen featuring stainless steel appliances, sleek granite countertops, a large center island, and a pantry with a frosted glass door. The kitchen seamlessly connects to the open-concept dining and living areas, where tall ceilings and durable vinyl plank flooring create an inviting atmosphere ideal for entertaining or relaxing with loved ones. Downstairs includes a private primary bedroom with a full bath—ideal for multi-gen living or guests—plus a convenient powder room. Upstairs, a generous loft offers a cozy second living space, along with two additional bedrooms and a well-appointed laundry room with plenty of storage. Each bedroom is great closet space throughout. This home is built with sustainability and convenience in mind, featuring fully paid solar panels, a tankless water heater, electric vehicle charging outlet, and two separate one-car garages—both finished with epoxy floors and overhead storage. The low-maintenance yard is complete with premium artificial turf, offering year-round greenery without the upkeep. Enjoy resort-style living with access to a sparkling



community pool and spa, clubhouse, dog park, and nearby Friendship Park”all within walking distance. There is also potential for an assumable VA loan-approx. \$603,000 at just 2.5% interest, offering a significant savings opportunity for eligible buyers. Located minutes from Great Oak High School, Pechanga Casino, Old Town Temecula, and renowned Temecula wineries, this home is more than just a place to live, it’s a lifestyle! Come and experience what it truly means to feel at home!

Built in 2020

**Essential Information**

MLS® #	SW25146399
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,356
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Val Ives
Listing Office	LPT Realty, Inc

**Community Information**

Address	45109 Via Vela
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Amenities	Maintenance Grounds, Clubhouse, Dog Park, Picnic Area, Playground, Pool, Spa/Hot Tub
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Garage, Door-Multi, Garage Door Opener, Garage Faces Front, Guest, Oversized
# of Garages	2
Garages	Garage, Door-Multi, Garage Door Opener, Garage Faces Front, Guest, Oversized
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre, Corner Lot, Zero Lot Line
Windows	Double Pane Windows
Roof	Tile
Construction	Drywall, Stucco

## Interior

Interior	Carpet, Vinyl
Interior Features	Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Breakfast Bar, Eat-in Kitchen, High Ceilings, Loft, Quartz Counters, Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave, Tankless Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
----------	------------------

## Additional Information

Date Listed	June 29th, 2025
Days on Market	83
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 18th, 2026 at 8:54pm 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.