

# \$910,000 - 40569 Koa Court, Temecula

MLS® #SW25148856

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## \$910,000

4 Bedroom, 2.00 Bathroom, 2,218 sqft  
Residential on 0 Acres

N/A, Temecula,

Stunning Temecula Views â€“  
Entertainerâ€™s Dream in Gated Nicholas  
Heights!

Welcome to your dream home, perched high in the exclusive gated community of Nicholas Heights, just minutes from the heart of Temeculaâ€™s world-renowned Wine Country. This immaculate residence boasts breathtaking panoramic views from the master suite, family room, and a backyard oasis thatâ€™s tailor-made for entertaining.

From the moment you step through the front door, youâ€™ll be captivated by the elegant upgrades and attention to detail. The open-concept floor plan showcases wood-look tile flooring, upgraded baseboards, and a gourmet kitchen thatâ€™s truly the heart of the homeâ€”complete with a spacious walk-in pantry, stainless steel appliances, and a Smart Home package for modern convenience.

The luxurious master retreat offers incredible sunset views, private backyard access, recessed lighting, and a custom-designed closet that maximizes space. Step outside to your private paradise featuring a custom spa, built-in sound system, fire pit, barbecue grill, patio cover with sun shade, and a lush garden area with fruit trees.

Additional features include: 1 story corner lot in a cul-de-sac, 2-car garage with overhead



storage + 1-car huge separate garage,  
Tankless water heater, Whole-house water  
filtration system with reverse osmosis, Custom  
ceiling fans throughout, and solar panels.

Ideally located near top-rated schools,  
shopping, and dining, this home is the perfect  
blend of comfort, convenience, and California  
lifestyle. Donâ€™t miss your chance to own  
one of Temeculaâ€™s most captivating view  
propertiesâ€”this one is a must-see!

Built in 2018

**Essential Information**

MLS® #	SW25148856
Price	\$910,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,218
Acres	0.19
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Arthur Bartolome
Listing Office	Realty ONE Group Southwest

**Community Information**

Address	40569 Koa Court
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

**Amenities**

Amenities	Other
Parking Spaces	3

# of Garages	3
View	Mountain(s), Panoramic
Pool	None

## Exterior

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Sprinkler System
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## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Pantry, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Temecula Unified
Elementary	Nicolas
Middle	James Day
High	Chaparral

## Additional Information

Date Listed	July 4th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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