

\$910,000 - 40569 Koa Court, Temecula

MLS® #SW25148856

\$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. Don't miss your chance to own one of Temecula'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
-----------------	---

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

Based on information from California Regional Multiple Listing Service, Inc. as of February 16th, 2026 at 10:56pm 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.