

# \$625,000 - 31698 Corte Avalos, Temecula

MLS® #SW25154388

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,539 sqft

Residential on 0 Acres

N/A, Temecula,

Welcome to Paloma Del Sol, one of Temecula's most desirable and well-established communities. This charming 3-bedroom, 2.5-bath home offers 1,539 square feet of thoughtfully designed living space, perfect for a variety of lifestyles—from young families to empty nesters looking for a vibrant, active neighborhood. Step inside to updated luxury vinyl plank flooring throughout the downstairs, adding both style and durability to your main living areas. The living room features soaring vaulted ceilings that create a bright, open atmosphere filled with natural light. The kitchen offers granite countertops and connects seamlessly to the dining area, making it ideal for both everyday meals and weekend gatherings. Upstairs, the primary bedroom offers a private retreat. You'll love the expansive mirrored walk-in closet, dual sink vanity, and a shower-tub combo—providing both comfort and convenience. Paloma Del Sol is known for its scenic walking trails, mature trees, and a strong sense of community. With over 100 acres of parks and greenbelts, five swimming pools, tennis and basketball courts, tot lots, and even a 9-hole disc golf course, there's something for everyone to enjoy—whether you're raising kids, staying active, or simply soaking in the peaceful surroundings. You'll also enjoy close proximity to award-winning schools, shopping, dining, and freeway access, making everyday life more convenient. Low HOA & Low Taxes. This is a wonderful opportunity to



live in one of Temecula's most beloved neighborhoods.

Built in 1994

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SW25154388              |
| Price          | \$625,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,539                   |
| Acres          | 0.15                    |
| Year Built     | 1994                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Christopher Holden      |
| Listing Office | Trillion Real Estate    |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 31698 Corte Avalos                 |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Temecula                           |
| County      | Riverside                          |
| Zip Code    | 92592                              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Sport Court, Trail(s)                     |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage, Door-Single, Garage Faces Front  |
| # of Garages   | 2  |
| Garages        | Driveway, Garage, Door-Single, Garage Faces Front  |

|          |                   |
|----------|-------------------|
| View     | Neighborhood      |
| Has Pool | Yes               |
| Pool     | Association       |
| Security | Smoke Detector(s) |

## Exterior

|                 |   |
|-----------------|---|
| Exterior        | Frame, Stucco, Concrete, Drywall                                |
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sprinkler System |
| Windows         | Blinds  |
| Roof            | Concrete  |
| Construction    | Frame, Stucco, Concrete, Drywall                                |
| Foundation      | Slab  |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Vinyl  |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, All Bedrooms Up, Breakfast Bar |
| Appliances        | Gas Oven, Gas Range, Microwave, Water Heater   |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Gas, Living Room   |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|            |                  |
|------------|------------------|
| District   | Temecula Unified |
| Elementary | Paloma           |
| Middle     | Temecula         |
| High       | Temecula Valley  |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | July 3rd, 2025 |
| Days on Market  | 26             |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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