

# \$2,138,000 - 44576 Frogs Leap Street, Temecula

MLS® #SW25160335

**\$2,138,000**

5 Bedroom, 5.00 Bathroom, 4,545 sqft

Residential on 1 Acres

N/A, Temecula,

Stunning Morgan Hill Single-Level Estate | 5 Beds + Office | 4.5 Baths | 4,545 Sq Ft | Over  $\frac{1}{2}$  Acre Lot

Located at the end of a quiet cul-de-sac on the largest lot in the prestigious Morgan Hill community, this exquisite 5 bed 4.5 bath single-story home with a dedicated office offers luxury living and incredible outdoor amenities. Enjoy 180-degree views of the southern mountains, orchards, and open ranchland from your private tropical paradise. The backyard features a custom walk-in Spool (spa/pool) with a lazy river feel, lush palms, bamboo-fenced lounge area, a bar with seating for 10, fire pit, gazebo, sunbathing viewing terrace, and expansive lawn with romantic lighting. The west yard includes a golf putting green, another cozy fire pit, additional palm trees, and a large open lawn. On the east side, you'll find fruit trees and a vegetable garden with 7 raised planter beds—perfect for gardening enthusiasts. Inside, you'll find soaring ceilings, large arched windows and doors, and elegant Spanish Mediterranean terracotta tile throughout. The open floor plan seamlessly connects the formal living with fire place and dining rooms to the spacious lanai and mountain views beyond. The chef's kitchen which is open to the spacious family room with fire place, includes two center islands (one with seating), granite countertops, walk-in pantry, and a separate butler's pantry leading to the formal dining area. The laundry room offers additional storage and a



utility sink. The luxurious primary suite features a fireplace, space for a sitting area, dual walk-in closets with built-ins, and a spa-like bath with a freestanding cast-iron tub, oversized step-in rain shower, dual vanities, and beautiful terracotta floor detail. One secondary bedroom has an en-suite bath, while two others share a Jack-and-Jill bathroom. The fifth bedroomâ€”located off the kitchenâ€”has a private front entrance, full bath, and space that works equally well as a guest room, office, or in-law suite. There is a dedicated office near the entry includes built-in desk and cabinetry. Additional features include plantation shutters, central vacuum, epoxy flooring in both the two-car and RV garages, a storage loft, and 52 Tesla solar panels with 4 Powerwall batteries. All just minutes from top-rated schools, Temecula Wine Country, Pechanga Resort, Old Town, and scenic parks. Resort-style living at its finest in one of Temeculaâ€™s most desirable neighborhoods!

Built in 2005

## Essential Information

MLS® #	SW25160335
Price	\$2,138,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,545
Acres	0.61
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Ranch
Status	Closed
Listing Agent	Gwendolyn Leevers

Listing Office Coldwell Banker Realty

## Community Information

Address	44576 Frogs Leap Street
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

## Amenities

Amenities	Sport Court, Outdoor Cooking Area, Picnic Area, Playground, Pool, Clubhouse, Fitness Center, Game Room, Management, Meeting/Banquet/Party Room, Meeting Room, Recreation Room
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Workshop in Garage, RV Garage
# of Garages	4
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Workshop in Garage, RV Garage
View	Mountain(s), Panoramic, Canyon
Has Pool	Yes
Pool	Fenced, Gunite, Gas Heat, Heated, In Ground, Private, Waterfall, Association, Filtered
Security	Prewired, Security System, Closed Circuit Camera(s), Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Security Lights

## Exterior

Exterior	Stone, Stucco
Lot Description	TwoToFiveUnitsAcre, Close to Clubhouse, Cul-De-Sac, Front Yard, Sprinklers In Front, Lawn, Landscaped, Level, Sprinklers Timer, Sprinkler System, Yard, Garden, Sprinklers In Rear
Roof	Tile
Construction	Stone, Stucco

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, In-Law Floorplan, Open Floorplan, Pantry,

	Paneling/Wainscoting, Quartz Counters, Recessed Lighting, Storage, Wired for Data, All Bedrooms Down, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Block Walls, Central Vacuum, Dressing Area, Smart Home, Wet Bar
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Hot Water Circulator
Heating	Central, Forced Air, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Temecula Unified
Elementary	Tony Tobin
Middle	Vail Ranch
High	Great Oak

## Additional Information

Date Listed	July 21st, 2025
Days on Market	50
Zoning	SP ZONE
Short Sale	N
RE / Bank Owned	N

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