

\$664,000 - 40620 Melrose Drive, Temecula

MLS® #SW25172342

\$664,000

3 Bedroom, 3.00 Bathroom, 1,731 sqft

Residential on 0 Acres

N/A, Temecula,

Rare Opportunity to Save BIG on Your Monthly Payment! Take advantage of a 1% interest rate reduction on ANY loan program - FHA, VA, or Conventional - with ZERO cost to you! Lower monthly payments, and no extra fees. Welcome to 40620 Melrose Drive, a beautifully maintained, energy-efficient home with PAID SOLAR, located in the heart of Temecula's sought-after Heirloom Farms community. This recently built neighborhood offers a modern, vibrant lifestyle with amenities and convenience all around. Perfectly situated just minutes from award-winning schools, Costco, shopping and dining at the Promenade Mall, and Temecula's top restaurants, plus quick access to the 15 Freeway, Wine Country, Old Town Temecula, and Harveston Lake just a short walk away. Inside, you'll find luxury vinyl plank flooring, quartz countertops throughout, and recessed lighting for a bright, contemporary feel. The open concept layout is ideal for entertaining or relaxing in style. Built with sustainability in mind, this home features spray foam insulation and paid solar, keeping energy costs low year-round. Step into the freshly landscaped backyard, perfect for entertaining, play, or enjoying the Temecula sunshine. The community amenities include a resort-style pool and spa, picnic areas with BBQs, a playground, and even a zip line, a dream setting for families. This is more than just a home, it's a lifestyle upgrade in one of Temecula's most desirable new



communities, paired with a powerful buyer incentive that makes it even more affordable.

Don't miss out!

Built in 2023

Essential Information

MLS® #	SW25172342
Price	\$664,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,731
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Anthony Lauria
Listing Office	Abundance Real Estate

Community Information

Address	40620 Melrose Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

Amenities

Amenities	Dog Park, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes

Pool Heated, In Ground, Association

Exterior

Lot Description ZeroToOneUnitAcre, Landscaped
Windows Double Pane Windows
Roof Tile

Interior

Interior Carpet, Vinyl
Interior Features Eat-in Kitchen, Quartz Counters, Recessed Lighting, Primary Suite
Appliances Dishwasher, Gas Oven, Gas Range, Microwave, Tankless Water Heater
Heating Central
Cooling Central Air
Fireplaces None
of Stories 2
Stories Two

School Information

District Temecula Unified
Elementary Ysabel Barnett
Middle James Day
High Chaparral

Additional Information

Date Listed July 30th, 2025
Days on Market 73
Short Sale N
RE / Bank Owned N

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