

# **\$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. Donâ€™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
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 2:55pm 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.