

# **\$604,000 - 42945 Avenida Amistad, Temecula**

MLS® #SW25185377

**\$604,000**

3 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0 Acres

N/A, Temecula,

**BEAUTIFUL BEL VISTA HOME IN THE HEART OF TEMECULA!!** Located in one of the most desired communities in Temecula, this end-unit three bedroom, two and a half bath home shows pride of ownership around every turn. Downstairs you find the light and bright open-concept kitchen/dining/living room space. Preparing dinner is such a pleasure in this large kitchen featuring clean stone countertops, modern glass tile backsplash, stainless steel appliances, and functional pull-out cabinet drawers. With access out back, you'll find the private and serene patio area, designed to be your own relaxing secret garden. Additionally downstairs is the bonus room that can serve as an optional fourth bedroom with accompanying bathroom. Under the stairway you'll find a cavernous storage area. Upstairs you land at the spacious loft that is central to two guest bedrooms and the hall bathroom. Continuing on further you find the large master suite with oversized primary bathroom and walk-in closet. Nothing about this home feels like a townhouse, being highly energy efficient and very difficult to hear your neighbor. This home's many features include plantation shutters throughout, high ceilings, recessed lighting, upgraded wood-laminate flooring, hanging garage shelving & much more. This home is energy efficient & comes equipped with a pre-paid solar lease paid by the builder. No qualification required & no lease payment due just pay for your usage & enjoy the



savings! This resort-like community features a pool, spa, picnic area & tot-lot park. It is within walking distance of Old Town Temecula, the Temecula Duck Pond & a short drive to Temecula Wine Country, the Promenade Mall, as well as many other restaurants & golf courses. Perfect for commuters with around-the-corner freeway access to San Diego or the Inland Empire via the 15 freeway. You'll love the low taxes and no Mello-Roos! Situated in the heart of Temecula, this beautiful find is priced to sell!

Built in 2013

## Essential Information

MLS® #	SW25185377
Price	\$604,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Christopher Lamoree
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	42945 Avenida Amistad
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
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	Hills
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Windows	Plantation Shutters
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## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), High Ceilings, Stone Counters, Bedroom on Main Level, Primary Suite
Appliances	Dishwasher, Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed	August 16th, 2025
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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