

\$1,549,000 - 40107 Calle Breve, Temecula

MLS® #SW25192969

\$1,549,000

4 Bedroom, 3.00 Bathroom, 2,833 sqft
Residential on 4 Acres

N/A, Temecula,

ELITE INVESTMENT OPPORTUNITY: 42 OWNED SOLAR PANELS + AIRBNB APPROVED!

SLASH YOUR ELECTRIC BILL AND MAXIMIZE YOUR ROI. This stunning Wine Country estate features 42 fully owned solar panels, drastically reducing monthly utility costs and providing massive year-round savings—a rare "sustainable luxury" advantage. Designed for a stress-free lifestyle, the property offers ultra-low maintenance grounds, allowing you to trade hours of yard work for panoramic sunsets and pure relaxation.

The Opportunity

Discover elevated living in the prestigious Glen Oaks Community. Nestled on 4.41 prime acres, this exceptionally private estate captures the most breathtaking panoramic views in Temecula. Located in unincorporated Riverside County, this property is a goldmine for investors—short-term rentals (Airbnb/VRBO) are permitted, offering a consistent, high-demand income stream in a world-class destination.

The Lifestyle

Enjoy effortless access via fully paved roads leading to your private automatic gate and expansive four-car garage. This peaceful retreat offers remarkable seclusion, yet sits just minutes from Temecula's renowned dining, live entertainment, and nearly 50



premier wineries.

The Residence

Spanning 2,833 square feet, this bright and open floor plan features four bedrooms, three bathrooms, and a dedicated home office. Double entry doors lead to soaring living spaces where oversized windows frame extraordinary valley vistas. The primary suite impresses with vaulted ceilings and a spa-inspired bath, while the chef-caliber kitchen connects seamlessly to the family room. Outdoors, the resort-style pool and spa are perfectly positioned for soaking in the tranquil beauty of the valley.

Blending privacy, minimal energy costs, and hassle-free ownership, this is the rare Wine Country opportunity youâ€™ve been waiting for!

Built in 1999

Essential Information

MLS® #	SW25192969
Price	\$1,549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,833
Acres	4.41
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jose Alonzo
Listing Office	Canear Real Estate, Inc

Community Information

Address	40107 Calle Breve
Area	SRCAR - Southwest Riverside County

Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Utilities	Electricity Connected, Phone Connected, Propane
Parking Spaces	4
Parking	Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Private
# of Garages	4
Garages	Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Private
View	Mountain(s), Neighborhood, Trees/Woods
Has Pool	Yes
Pool	In Ground, Private
Security	Security Gate

Exterior

Lot Description	Back Yard, Front Yard, Sprinkler System, TwoToFiveUnitsAcre, Yard
Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, High Ceilings, Main Level Primary, Open Floorplan, Pantry, Separate/Formal Dining Room, Storage, Tile Counters
Appliances	Microwave, Refrigerator
Heating	Central, Fireplace(s), Propane, Solar
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Temecula Unified
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Additional Information

Date Listed	August 27th, 2025
Days on Market	202
Zoning	R-A-5
Short Sale	N
RE / Bank Owned	N

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