

\$3,450 - 36073 Arras Drive, Winchester

MLS® #SW25194250

\$3,450

4 Bedroom, 4.00 Bathroom, 2,877 sqft

Residential Lease on 0 Acres

N/A, Winchester,

****READY FOR IMMEDIATE MOVE-IN****

Welcome to this stunning two-story home, a premium lease opportunity in a desirable Winchester neighborhood. Spanning 2,877 square feet, this meticulously maintained residence blends sophisticated design, modern upgrades, and everyday comfort. Inside, the open-concept floor plan is enhanced with brand new flooring, fresh paint, and abundant natural light, creating an inviting space for both family living and entertaining.

The expansive family room is anchored by a cozy fireplace, while the remodeled kitchen features all-new cabinetry, brand new appliances including a new stovetop, and a large center island designed for inspired cooking.

This home offers four spacious bedrooms and three and a half bathrooms, including a convenient downstairs suite. Upstairs, the master suite and versatile loft provide plenty of room to adapt to your lifestyle. Additional highlights include tasteful window coverings, a fully paid-off solar system, and two brand new HVAC units for year-round comfort.

Outside, enjoy a private backyard with a concrete patio perfect for Southern California evenings. The home is ideally located near Susan LaVorgna Elementary, Bella Vista Middle School, Sheffield Park, and Valley-Wide Recreation and Park District, all



within the highly-rated Temecula Unified School District. For commuters, easy access to I-215 and proximity to Temecula's shopping, dining, and wineries make this location a standout.

This is a rare opportunity to lease a beautifully upgraded home in a prime location. Contact today to schedule your private tour NOW.

Built in 2004

Essential Information

MLS® #	SW25194250
Price	\$3,450
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,877
Acres	0.17
Year Built	2004
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Nascimento
Listing Office	Pacific Homefront, Inc.

Community Information

Address	36073 Arras Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

Amenities

Utilities	Association Dues, Sewer, Water
Parking Spaces	6

# of Garages	3
View	Mountain(s), Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	Breakfast Bar, All Bedrooms Up, Bedroom on Main Level, Jack and Jill Bath, Loft
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Temecula Unified
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Additional Information

Date Listed	August 27th, 2025
Days on Market	49
Zoning	SP ZONE
Short Sale	N
RE / Bank Owned	N

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