

# \$650,000 - 31445 Heitz Lane, Temecula

MLS® #SW25216062

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## \$650,000

3 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0 Acres

N/A, Temecula,

Welcome to this beautifully updated single-story home in the desirable Chardonnay Hills community. With 3 bedrooms, a versatile den, and 2 bathrooms across 1,425 sq. ft., this home blends comfort, modern upgrades, and thoughtful accessibility features.

The remodeled kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry—with the refrigerator included. Both bathrooms feature elegant granite countertops, and the primary suite has been designed for convenience and safety, offering widened doorways, a walk-in bathtub, and safety bars in the shower and toilet areas. The washer and dryer are also included, making this home move-in ready.

Throughout the home, you'll find easy-care tile and wood-look vinyl flooring—no carpet—creating a clean, modern look and low-maintenance lifestyle.

Situated in the sought-after Chardonnay Hills community, residents enjoy low taxes, access to community amenities, and an excellent school district. Just minutes from shopping, restaurants, and the world-renowned Temecula Valley wineries, this home offers both lifestyle and location.

### Key Features:

3 bedrooms + den | 2 bathrooms | 1,425 sq. ft.



single-story floorplan

Remodeled kitchen with granite countertops & stainless steel appliances

Refrigerator, washer & dryer included

Remodeled bathrooms with granite countertops

Primary suite with widened doorways, walk-in bathtub & safety bars

Tile and wood-look vinyl flooring throughout (no carpet)

Located in Chardonnay Hills with low taxes & community amenities

Excellent school district, close to shopping, dining & Temecula Valley wineries

Built in 1994

## Essential Information

MLS® #	SW25216062
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,425
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bonnie Beaulieu
Listing Office	Allison James Estates & Homes

## Community Information

Address 31445 Heitz Lane

Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities	Barbecue, Maintenance Grounds, Management, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, Security, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Garage Faces Front, Garage, Direct Access, Door-Single
# of Garages	2
Garages	Garage Faces Front, Garage, Direct Access, Door-Single
View	None
Has Pool	Yes
Pool	Association, Community

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Awning(s), Rain Gutters
Lot Description	Landscaped, Sprinklers Timer, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
Roof	Tile
Construction	Drywall, Stucco

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area
Appliances	Dishwasher, Disposal, Microwave, Dryer, Electric Range, Gas Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	1

Stories                      One

**School Information**

District	Temecula Unified
Elementary	Rancho
Middle	Margarita
High	Temecula Valley

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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