

# \$800,000 - 35192 Via Santa Catalina, Winchester

MLS® #SW25221707

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,822 sqft

Residential on 0 Acres

N/A, Winchester,

This stunningly upgraded Mediterranean-style retreat blends timeless architecture with resort-quality amenities. From the moment you arrive, the expanded driveway leads to the home's stone-accented facade with wrought-iron gate connecting to the remodeled & lighted courtyard creating a memorable first impression & sets the stage for the quality within. Inside an open, light-filled floor plan welcomes you with generous living & dining areas that flow effortlessly into the chef's dream kitchen. Recently remodeled, the kitchen features crisp white shaker cabinetry with sleek black hardware, quartz countertops, a large island with seating & usb/phone chargers built in, wood-tone accents, under-cabinet lighting, drawers with built in organizers, lazy Susan & pull-out shelves in the pantry, complimented by a full suite of stainless-steel appliances. Wide sightlines connect to the adjoining family room offering two story ceilings, making everyday living & entertaining equally enjoyable. The first-floor primary suite with seating area & fireplace, complete with sliding door that open directly to the backyard oasis. Its spa-like bath offers dual vanities, a soaking tub, & a walk-in shower. As you begin to ascend to the second floor, note the newly installed & upgraded banister. Upstairs find an additional 3 bedrooms, generously sized & accompanied by two full bathrooms, providing comfortable accommodations for family, guests, or a home office. The backyard is designed as an



entertainer's paradise. A 22x22 covered lounge is outfitted with built-in heater, a ceiling fan, & recessed lighting, creating the perfect setting for gatherings in every season. The fully stocked outdoor kitchen boasts a professional-grade barbecue, griddle, refrigerator, & expansive bar seating, while a stone fire pit invites intimate evening conversations under the stars. Just beyond, a sparkling pool featuring newly upgraded equipment & raised spa with PebbleTec finish complete the resort experience. Additional highlights include energy-efficient dual-pane windows with heat reduction tint on the back windows, upgraded flooring, recessed lighting & a spacious three-car garage, each with overhead storage. Other upgrades include additional gate & fencing on the side yard, upgraded plumbing fixtures & newer interior & exterior paint make this home truly turnkey. Part of & situated close to top-rated Temecula schools, neighborhood parks, shopping & the renowned Temecula wine country.

Built in 2009

## Essential Information

MLS® #	SW25221707
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,822
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Tom Bashe

Listing Office Localist Realty

## Community Information

Address	35192 Via Santa Catalina
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Winchester
County	Riverside
Zip Code	92596

## Amenities

Amenities	Management
Parking Spaces	9
# of Garages	3
View	Neighborhood
Has Pool	Yes
Pool	Private

## Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Lawn

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Entrance Foyer, Main Level Primary, Primary Suite, Walk-In Closet(s), Two Story Ceilings
Appliances	Built-In Range, Barbecue, Dishwasher, Electric Oven, Gas Cooktop, Microwave, Range Hood, Water To Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	Two

## School Information

District	Temecula Unified
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## Additional Information

Date Listed September 19th, 2025

Days on Market 5

Short Sale N

RE / Bank Owned N

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