

\$640,000 - 42691 San Julian Place, Temecula

MLS® #SW25223059

\$640,000

4 Bedroom, 2.00 Bathroom, 1,645 sqft

Residential on 0 Acres

N/A, Temecula,

Welcome to this single-story home located in the desirable Lake Village community of Temecula. Tucked away on a quiet cul-de-sac, this 4-bedroom, 2-bathroom residence offers 1,645 sq. ft. of comfortable living space, perfect for those seeking simplicity, convenience, and charm. As you step inside, you're greeted by a spacious living room with vaulted ceilings and a cozy brick fireplace, creating a warm space for relaxing or entertaining. The adjacent dining area connects to a bright, airy kitchen, complete with Spanish tile flooring, a gas range, and tile countertops. Large windows flood the space with natural light, offer views of the backyard, and fill the common areas with sunshine throughout the day. The primary suite is generously sized with vaulted ceilings and its own sliding door that opens to the backyard. It includes an ensuite bathroom with a step-in shower and a walk-in closet. Three additional bedrooms offer flexibility for guests, a home office, or creative space, and the second full bathroom includes a convenient shower/tub combination. Set on a 7,400 sq. ft. lot, the backyard offers a concrete patio space, low-maintenance turf, and stone pavers perfect for outdoor gatherings or room for future customizations like a pool, garden, or play area. The recently replaced roof adds long-term value, durability, and peace of mind. Additional improvements include a tankless water heater, new vinyl fence, fresh sod, low-maintenance turf, and power purchase



solar panels, enhancing both function and efficiency for day-to-day living. Lake Village residents enjoy access to fantastic community amenities, including a swimming pool, tennis and pickleball courts, basketball, fishing, lake boating, and hiking trails. This home is conveniently located within walking distance of Ronald Reagan Sports Park and close to local schools, shopping, and dining. With quick access to the 15 freeway, you're also just minutes from all that Temecula has to offer: charming wineries, historic Old Town, and vibrant year-round community events. This is a fantastic opportunity to own a charming home in a prime Temecula location with space to grow and enjoy the lifestyle the area is known for!

Built in 1972

Essential Information

MLS® #	SW25223059
Price	\$640,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Meeker
Listing Office	eXp Realty of California Inc

Community Information

Address	42691 San Julian Place
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula

Amenities

Amenities	Sport Court, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Concrete, Driveway, Garage
# of Garages	2
Garages	Concrete, Driveway, Garage
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association

Exterior

Lot Description Back Yard, Cul-De-Sac, Near Park
Windows Blinds

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Tankless Water Heater
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Temecula Unified
Elementary	Vail
Middle	Margarita
High	Temecula Valley

Additional Information

Date Listed	February 12th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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