

\$1,499,000 - 45106 Marsanne, Temecula

MLS® #SW25232403

\$1,499,000

6 Bedroom, 5.00 Bathroom, 4,616 sqft

Residential on 0 Acres

N/A, Temecula,

Picture yourself in this stunning two-story home that truly checks every box for comfort, style, and functionality. This home has over \$200K in upgrades throughout and offers a spacious 4 car garage. From the moment you step inside, you're greeted by elegant formal dining and living areas that seamlessly flow into an expansive family room. The heart of the home is the modern kitchen, showcasing brand-new light and bright quartz counters, top-of-the-line appliances, and an oversized pantry designed and custom wine bar to make both everyday living and entertaining effortless.

Sitting on a rare quarter-acre lot, the backyard is your personal retreat. Whether you're hosting family gatherings, watching kids play, letting pets roam, or simply unwinding, you'll love the sparkling pool and spa with plenty of space left over for entertaining.

The thoughtful floor plan includes a private downstairs bedroom with its own full ensuite bathroom—ideal for guests, in-laws, or multi-generational living. Abundant storage options, a spacious laundry room, and multiple closets ensure the home is as practical as it is beautiful.

Upstairs, the oversized primary suite offers its own balcony overlooking the pool, a true sanctuary with a completely remodeled spa-like bathroom featuring a state-of-the-art



CRMLS

shower, freestanding tub, and sophisticated lighting. Additional bedrooms are generously sized with brand-new carpet, while a Jack-and-Jill suite and a large bonus room provide even more flexibility for family or work-from-home needs.

Located just minutes from Temeculaâ€™s award-winning Wine Country, this exclusive neighborhood is highly sought after for its charm, privacy, and convenience. This home is more than a place to liveâ€“itâ€™s a lifestyle investment offering luxury, space, and lasting value.

Built in 2006

Essential Information

MLS® #	SW25232403
Price	\$1,499,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,616
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jacqueline Steed
Listing Office	Jackie Steed, Broker

Community Information

Address	45106 Marsanne
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92592

Amenities

Amenities	Trail(s)
Parking Spaces	4
# of Garages	4
View	Hills
Has Pool	Yes
Pool	Private

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level
Appliances	Double Oven, Dishwasher
Heating	Central
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	October 8th, 2025
Days on Market	51
Short Sale	N
RE / Bank Owned	N

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