

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

MLS® #SW25232403

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## **\$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, youâ€™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 youâ€™re hosting family gatherings, watching kids play, letting pets roam, or simply unwinding, youâ€™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 bathroomâ€”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



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 Temecula’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 live—it’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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