

# \$3,250 - 40247 Birchfield, Temecula

MLS® #SW25258099

**\$3,250**

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Residential Lease on 0 Acres

N/A, Temecula,

Built in 2024 and gently lived in, this nearly new home in Heirloom Farms offers modern comfort, energy efficiency, and unbeatable convenience. Located on a desirable corner lot, this 3-bedroom, 2.5-bath residence spans 1,851 square feet and includes solar panels for reduced utility costs and long-term savings.



The open-concept layout features a spacious great room, a contemporary kitchen with quartz countertops and stainless steel appliances, and a generous dining area perfect for entertaining. Upstairs, the primary suite includes a walk-in closet and spa-inspired bath, while two additional bedrooms provide flexibility for guests, remote work, or play.

Outside, enjoy a fully paved backyard with two young fruit trees—low-maintenance now, with seasonal harvests to come. The corner-unit location offers added privacy, abundant natural light, and direct access to one of the community's two playgrounds. Ample guest parking is just steps away, and neighborhood walking paths make it easy to enjoy the outdoors.

Additional highlights include luxury vinyl plank flooring, upstairs laundry, energy-efficient systems, and a two-car attached garage.

Pets considered with a \$500 pet deposit and \$50/month pet rent. No smoking.

Schedule your private showing today and experience the best of Heirloom Farms living in a solar-equipped home designed for comfort, convenience, and connection.

Built in 2024

## Essential Information

MLS® #	SW25258099
Price	\$3,250
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,851
Acres	0.07
Year Built	2024
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Raymond Lota
Listing Office	Temecula Valley Property Group

## Community Information

Address	40247 Birchfield
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Maintenance Front Yard
Utilities	Association Dues
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes

Pool None, Association

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Heating	Central
Cooling	ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District Temecula Unified

## Additional Information

Date Listed	November 10th, 2025
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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