

# \$799,900 - 41152 Promenade Chardonnay Hills, Temecula

MLS® #SW25260117

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,519 sqft

Residential on 0 Acres

N/A, Temecula,

\*\*\*\*NEW INVENTORY \*\*\*\*This just hit! Don't miss this highly sought after CHARDONNAY HILLS home coming to the market for the FIRST TIME EVER! Perched up on an OVERSIZED, PRIVATE corner lot, this home offers an abundance of PRIVACY! Sip coffee on your private front porch nestled among the trees, pause as you take in the scenery waiting for your day to unfold. Promenade Chardonnay Hills boasts a Grand DOUBLE DOOR ENTRY, inviting front porch, tall windows, ELEGANT cathedral ceilings, new light fixtures and ceiling fans, crown molding, a family room adorned with wainscotting and a brick fireplace for a true AMERICANA feel. Enjoy spacious formal living and dining rooms to accommodate a table for 10, a sunny breakfast nook and a large office /media room for your WORK-FROM-HOME lifestyle (formerly 2 bedrooms). You'll also love having all 4 (possibly 5) bedrooms on the same level along with 2 well appointed bathrooms. This lovely home is just over 2500 sq. ft, has an additional full bathroom down stairs and a LARGE LAUNDRY ROOM. Outdoors you'll find beautifully landscaped front and rear yards, a stone retaining wall accented by fruit trees and shrubs, nice curbing outlining flower and plant beds, a fountain area, a dog run, a covered patio and plenty of room for a pool and a spacious 3 car garage. Your new home is SPOTLESS and MOVE-IN READY and can be yours just in time for the Holidays! If you know Temecula, you know prestigious



Chardonnay Hills! This well manicured NEIGHBORHOOD is adorned with rushing waterfalls and a Grand Wrought Iron Gate entry all within footsteps of Temecula Wine Country. It offers low taxes, low HOA, great AMENITIES, friendly neighbors, mature trees and easy access to the 15 freeway. Enjoy the benefits of having a pool without the fuss and without the maintenance! This is the home you've been waiting for! Interest rates have come down, explore many rate options in the 5's and 6's. Don't sit on the fence waiting for a bidding war. Seize the opportunity now with less competition and get all the space you need at a GREAT PRICE! Get on the calendar now before someone beats you to it! See ya in Escrow!

Built in 1997

## Essential Information

MLS® #	SW25260117
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,519
Acres	0.26
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Raquel Anthony
Listing Office	First Team Real Estate

## Community Information

Address	41152 Promenade Chardonnay Hills
Area	SRCAR - Southwest Riverside County
Subdivision	N/A

City	Temecula
County	Riverside
Zip Code	92591

## Amenities

Amenities	Playground, Pool
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced
Security	Gated Community

## Exterior

Exterior	Drywall, Stucco, Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Gentle Sloping, Near Park, Sprinkler System, Close to Clubhouse, Corner Lot, Sloped Up, Trees
Windows	Blinds, Screens
Roof	Tile
Construction	Drywall, Stucco, Copper Plumbing

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Chair Rail, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Up, Attic, Entrance Foyer, Country Kitchen, Dressing Area, In-Law Floorplan, Multiple Staircases, Paneling/Wainscoting, Wired for Sound
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Exhaust Fan, Free-Standing Range
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2

Stories Two

## School Information

District Temecula Unified

## Additional Information

Date Listed November 3rd, 2025

Days on Market 10

Short Sale N

RE / Bank Owned N

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