

45115 Los Caballos Rd, Temecula 92592

STATUS: Active

LIST PRICE: \$3,249,000

From 79S turn South at Los Caballos Rd, less than a mile down on the right. Main white house is on a hill top.



BED / BATH: 5/4,0,1,0
 SQFT(src): 4,083 (A)
 PRICE PER SQFT: \$795.74
 LOT(src): 19.39/844,628 (A)
 LEVELS: Two
 GARAGE: 4/Attached
 YEAR BUILT(src): 1980 (ASR)
 PROP SUB TYPE: SFR (D)
 DOM / CDOM: 0/0
 SLC: Standard
 PARCEL #: 966380023
 LISTING ID: OC18228514

Recent: 09/18/2018 : NEW

DESCRIPTION

An ideal turn-key winery candidate in the heart of Southern California's wine country. This 3,123-sf tri-level main white house perched on a hill top overlooking the Temecula Valley is situated on 19.39-acre lot in the newer Temecula Wine Country's Winery District Policy Area south of Hwy 79S, with much easier and faster access from I-15. There is another separate 960-sf guest house with its own two-car garage down the drive way. The total living space currently is 4,083 sf. A horse barn with spacious turn-out area sits right on the property. There are also two graded flat lots with an approved plan for a winery tasting room. Plenty of flat land for parking. The property has a vineyard with approximately 9 acres of mature grapevines and additional 63 fruit and olive trees. There are also a lighted tennis court and a swimming pool. All in perfect use condition. This location is only within a short few-miles drive to all the daily shopping conveniences on Hwy 79S close to the Temecula residential neighborhood. With new roads under plan, the property will also have a much quicker access to the Pechanga Casino than the older Temecula Winery District Policy Area.

EXCLUSIONS:

INCLUSIONS:

AREA: 216 - Temecula-Wine Country
 SUBDIVISION: /
 COUNTY: Riverside
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:
 MAIN LEVEL BEDROOMS: 2
 MAIN LEVEL BATHROOMS: 2

LIST \$ ORIGINAL: \$3,249,000
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Garage - Side Entry, On Site
 HORSE: Yes

ROOM TYPE: Foyer, Great Room, Living Room, Master Bedroom
 EATING AREA:

COOLING: Central
 HEATING: Central Furnace
 VIEW: Panoramic, Valley
 WATERFRONT:
 LAUNDRY: Gas & Electric
 Dryer Hookup

INTERIOR

INTERIOR:
 ACCESSIBILITY:
 KITCHEN FEATURES:

APPLIANCES:
 FLOORING:
 BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: Family Room

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: Septic Type Unknown

LOT: Agricultural, Horse Property
 POOL: Private, In Ground

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLS:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached
 UNCOVERED SPACES: 50

PARKING TOTAL: 54
 # REMOTES:

GARAGE SPACES: 4
 RV PARK DIM: Open

CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
 GREEN ENERGY GEN:
 WALK SCORE:

GREEN VERIFICATION BODY:
 GREEN ENERGY EFF:

GREEN VERIFICATION YR:
 GREEN SUSTAIN:

GREEN VERI. RATING:
 GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PROD TYPE:
POWER PROD ANNUAL STATUS:

POWER PROD SIZE:

POWER PROD YR INSTALL:

POWER PROD ANNUAL:

COMMUNITYHOA FEE: **\$0**
HOA FEE 2:
COMMUNITY: **BLM/National Forest, Horse Trails, Rural, Suburban**HOA NAME:
HOA NAME 2:
HOA AMENITIES:HOA PHONE:
HOA PHONE 2:# OF UNITS: **1**
UNITS IN COMMUNITY:
STORIES TOTAL: **2****LAND**LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:LAND LEASE PURCH?:
LAND LEASE RENEW:
PARCEL #: **966380023**
ADDITIONAL APN(s): **No**UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**TAX LOT: **0**
TAX BLOCK:
TAX TRACT #: **0**
ZONING: **R-A-20****SCHOOL**HIGH SCHOOL DISTRICT:
Temecula UnifiedELEMENTARY:
ELEMENTARY OTHER:MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:HIGH SCHOOL:
HIGH SCHOOL OTHER:**LISTING**BAC: **3%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **No**TERMS: **Cash, Contract, Conventional, Owner May Carry, USDA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**LIST CONTRACT DATE: **09/18/18**
ON MARKET DATE: **09/18/18**
PRICE CHG TIMESTAMP: **09/18/18**
STATUS CHG TIMESTAMP: **09/18/18**
MOD TIMESTAMP: **09/18/18**
EXPIRED DATE: **03/31/19**
PURCH CONTRACT DATE:
ENDING DATE:CONTINGENCY:
PRIVATE REMARKS:**SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Ralph Liu**
SHOW CONTACT PH: **949-371-9139**LOCK BOX LOCATION: **NA**
LOCK BOX TYPE: **None**OCCUPANT TYPE: **Tenant**
OWNER'S NAME:SHOW INSTRUCTIONS: **Please do not disturb tenants. Text agent to make appointment only.**
DIRECTIONS: **From 79S turn South at Los Caballos Rd, less than a mile down on the right. Main white house is on a hill top.****AGENT / OFFICE**LA: (**SLIURA1**) **Ralph Liu**
CoLA:
LO: (**J01374**) **InvestorsAlly Realty**
LO PHONE: **888-388-5432**
CoLO:
CoLO PHONE:LA State License: **01342940**
CoLA State License:
LO State License: **01523183**
LO FAX: **888-315-3831**
CoLO State License:
CoLO FAX:**CONTACT PRIORITY**1.LA CELL: **949-371-9139**
2.LA DIRECT: **949-371-9139**
3.LA FAX: **888-315-3831**
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AGENT FULL: Residential LISTING ID: OC18228514

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Accuracy of square footage, lot size and other information is not guaranteed.