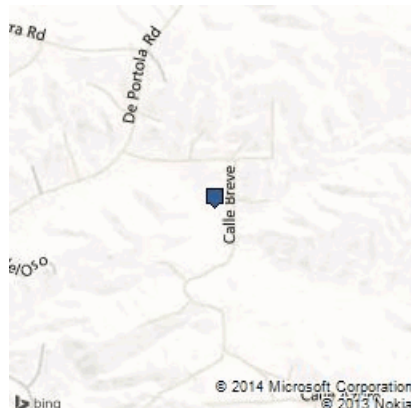




Status: **Active**
 ML#: **S705741**
 APN: **915540005**
 Orig. List Price: **\$1,250,000**
 Price Per Sqft: **\$286.21**
 County: **Riverside**
 Property Type: **Single Family Residence(D)**
 Bedrooms: **4**
 Bath(F,T,H,Q): **3,0,0,0**
 Sqft(Src): **4,018 (Public Records)**
 Ac/LotSqft(Src): **4.58/199,505 (A)**
 AC: **Yes**
 View: **Yes**
 Pool: **No**
 Horse: **Yes**

Area: **217 - Temecula-East**
 Cross Street: **Geisbauer Rd off De Portola Rd**
 Map Book: **931A5**
 Year Built: **2007/ASS**
 Sale Type: **Standard**
 Driving Directions: **Exit I-15 at Rancho California going East and turn, right on Glen Oaks Rd, left on De Portola Rd, right on Geisbauer Rd and then right on Calle Breve to arrive at the property.**

Description

An eye-popping 4.58-acre estate property with a Spanish Mission style dome and a grand entrance hall in the Temecula Wine Country. Could be used as an ideal main estate residence or a wine country vacation home for an aspiring backyard wine-maker with its own on-site mature producing vineyards of three popular varietals. Plenty of nearby vacant land to acquire to add more grapevines. With an automatic gated entry, the fenced house has a grand level living room entrance with epoxy finished floors that cover the main hall and almost half of the house. It also has a built-in satellite radio and Cat-5 wired surround sound system, a steam room, a hot tub under the covered patio and a big screen theater room which could be converted into a 4th bed room. A rare find well-maintained property with all the essential modern amenities in a secluded park-like environment. When combined with adjacent land it has the potential to be used as an income producing working winery.

The net income from the grapes harvested has been more than enough to cover the property tax for the whole year. Imagine, no need to pay property tax every year!

The property has been leased out for over a year just now. The owner has moved out of state and is extremely motivated to sell.

List Price Includes: **Crops in the backyard vineyard**

Interior

Fireplace:		Eating Area:	Country Kitchen, Formal Dining Room, Breakfast Counter / Bar
Cooling:	Central, Zoned	Floor:	Partially Carpeted
Heating:	Zoned, Propane, Forced Air, Solar	Accessibility Feat:	
Laundry:	Individual Room	Appliances:	Dishwasher, Garbage Disposal, Range/Stove Hood, Ice Maker, Refrigerator
Interior Feat:	Kitchen Island, Kitchen Open to Family Room	Utilities:	220V Throughout. Water Meter on Property
Rooms:	All Bedrooms Down, Center Hall, Den, Family Room, Formal Entry, Media, Master Suite, Projection, Home Theatre		

Exterior

Pool:	None	Roofing:	Clay, Spanish Tile
Spa:	None	Exterior Feat:	Barbecue Private
Patio:	See Remarks, Covered, Patio	Foundation:	
Common Walls:	No Common Walls	Structure Condition:	
View:	Vineyard	Other Structures:	
Construction Mats:	Stucco	Window Feat:	
Lot Feat:	Horse Property, Lot-Level/Flat	Security Feat:	Security System, Security Lights, Fire and Smoke Detection System, Automatic Gate
Community Feat:		Sewer/Septic:	Septic Tank
Style:	Spanish	Water Source:	
Door Feat:		Disclosures:	
Fencing:		Direction Faces:	

Garage and Parking

Gar Att/Det.:	Attached	Parking Space:	10	Garage Spaces:	3	Carport Spaces:	0	RV Dimensions:	
Parking:	RV Access/Parking, Guest							# of Remotes:	0

Land

Lot Number:	3	Zone:		Make of Home:	
Block Number:		Units Total Number:	0	Model Name:	
Tract Number:	32012	Builder's Tract:		Model Code:	0
Lot Dimensions:		Assessment:			
Association Name:		Complex/Community:	Custom		
Association Phone:		Association Dues:	\$0/\$0		
		Association Amenities:	Sauna		

Lease/Fees

Land Fee/Lease: **Fee** Date of Land Lease Renew:
Land Lease Amount: **\$0**
Land Transfer Fee:
Land Lease Purchase: **No**

School Information

School District: **Temecula Unified**
Elementary School:
Junior High School:
High School:

Terms

Possession: **Close Of Escrow**

Listing Terms: **Submit, Cash, Owner May Carry**

Office/MLS

SO Comp: **3.000%**
Dual Var Rate: **No**
Sign On Property: **No**
Listing Office: **(J01374) InverstersAlly Realty**
Listing Agent: **(SLIURA1) Ralph Liu**
LA BRE: **01342940**
List Date: **07/16/2012**
Modification Date: **03/15/2014**
Expiration Date: **09/30/2014**

Show Instr.: **Call Listing Agent**
Key Safe Desc.: **Call Listing Office**
Key Safe Loc.: **Call Listing Office**
LO Phone: **888-388-5432**
LO Fax: **888-315-3831**
List Type: **Exclusive Right To Sell**
Service Type: **Full Service**
Listing Paid:
Int List/Addrss: **Yes/Yes**
VOW AVM?/Comm?: **Yes/Yes**

Showing Type:
Showing Name: **Agent**
Showing Phone: **949-371-9139**
Phone Contact Priority
Other Description: **Preferred**
1. Other: **888-388-5432 ext.888**
2. LA TollFree:
3. LA Direct: **949-371-9139**
4. LA Cell: **949-371-9139**
5. LA Email: **ralph.liu@investorsally.com**
6. Office Ph: **888-388-5432**

Contingency:

Showing Remarks:

Agent Remarks: **Although the property is in Temecula East (217), this parcel of land is considered Temecula Wine Country according to County map. The utility running cost is relatively low with agricultural water rate and the installed solar heating panels. The zoned cooling system also helps reduce electricity bills.**

The property is back on the market after having been leased out for a whole year. Owner is extremely motivated to sell!



