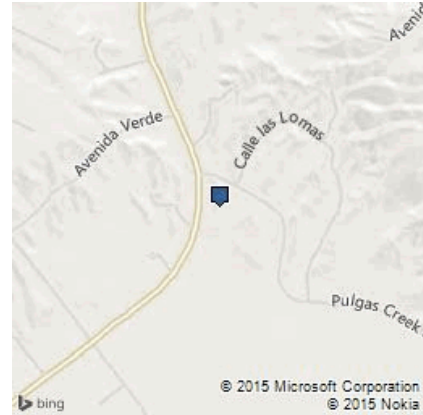


37555 De Potola RD Temecula 92592

Status: **Active**
List Date: **05/05/2015**

ML#: **OC15095688**
PType: **Single Family Residence(D)**

List Price: **\$1,875,000**
Orig Price: **\$1,875,000**



Bed:	4	APN#:	927150008	Yr Built:	2004/BLD	Area:	216
Bath(F,T,H,Q):	2,0,0,1	Zone:	RA10-E&W	Complex:		MB:	
Sqft (S):	2,600 (B)	Ac/LSqft(S):	13.69/596,336 (A)	Bld Name:		DOM:	0
\$/Sqft:	721.15	Lot Dim:		# Units:	1	CDOM:	42
Stories:	One Level	Entry Level:		# Grg Spcs:	0	View:	Yes
Stories Total:	1	Entry Loc:	Ground Level	HOA:		Pool:	No
SchDist:		Land:	Fee	55+:	No	Patio:	
Elem:		Horse:	Yes	Lease?:	No	FP:	Yes
Sale Type:	Standard	Midsch:		Highsch:			

LP Exclds: **Large John Deere tractor, John Deere Tracor mower & other related equipment. They are negotiable to the buyer.**

LP Includes: **50 ft round pen, plans for attached garage & office/game room, shed, the 2003 26' RV and 3 gas tanks.**

Description: **This 14+ acre property is a great candidate to build a charming boutique winery & equestrian estate along the De Portola Wine Trail in the heart of the Temecula Wine Country. It is currently surrounded by many well-known wineries and it is located right across the street from the new Robert Renzoni winery. The property is much bigger and has an additional full equestrian Thoroughbred breeding and training setup with a direct access to the horse trail via Pulgas Creek Rd up to Vail Lake. Since few boutique wineries along De Portola has such unique features, it could easily become a crown jewel winery estate along the wine trail.**

The property has a 360 degree panoramic view from the elevated pads. It also has 1,000 ft street frontage along De Portola Rd and a wide set back for easy traffic access. The property has been fully developed underground and is ready to build a main Tuscany style winery tasting room structure, a 5-room hospitality B&B, a wedding chapel, a garden altar over looking the valley, a French chateau mansion estate or all of the above together on this ample 2+ acre graded flat pad. Currently it already has a 2,600 sq ft nice 2nd home built that could be turned into an office for the winery & equestrian sports business operations.

Features

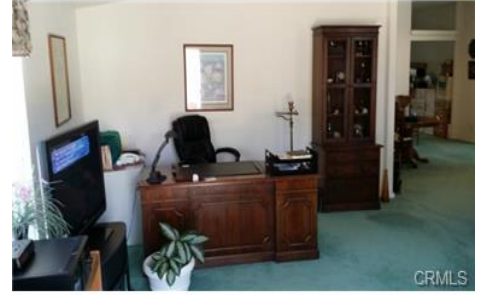
Appliances:	Propane Range, Propane Stove, Propane Water Heater, Water Heater Central	Interior Feat:	Coffered Ceiling(s), Kitchen Open to Family Room Gas & Electric Dryer Hookup
Common Walls:	No Common Walls	Laundry:	
Construction Mats:	Frame, Wood	Other Structures:	Barn, Shed
Cooling:	Central	Parking:	Gated, Guest, On Site, RV Gated, RV Hook-Ups
Direction Faces:		Rooms:	All Bedrooms Down
Door Feat:		Structural Condition:	
Eat Area:	Breakfast Counter / Bar, Breakfast Nook, Dining Ell	Utilities:	220V Throughout, Electricity - Available, Electricity - On Property, Propane, Telephone - On Property, Underground Utilities, Water Meter on Property Valley
Floors:	Partially Carpeted	View:	
Heating:	Central Furnace	Windows:	
HOA:			

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



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