



Open House 11-4, Sun, 11/20/2022

Wine Country Living

39695 Berenda Rd , Temecula CA 92591

MLS: SW22225114 PRICE: \$1,800,000.00

Bedrooms: 3
Year Built: 1981
Lot Size: 6.25 acres
Sqft: 2,466

Full Baths: 2
HOA: None
Parking: 3 Cars
Floors: 1

PROPERTY FEATURES:

- ✦ Central A/C
- ✦ High/Vaulted ceiling
- ✦ Tile floor
- ✦ Bonus/Rec room
- ✦ Breakfast nook
- ✦ Stove/Oven
- ✦ Stainless steel appliances
- ✦ Dryer
- ✦ Yard
- ✦ Central heat
- ✦ Walk-in closet
- ✦ Family room
- ✦ Office/Den
- ✦ Dishwasher
- ✦ Microwave
- ✦ Attic
- ✦ Laundry area - inside
- ✦ Fireplace
- ✦ Hardwood floor
- ✦ Living room
- ✦ Dining room
- ✦ Refrigerator
- ✦ Granite countertop
- ✦ Washer
- ✦ Balcony, Deck, or Patio

OTHER FEATURES:

- ✦ Barn / ADU / Studio
- ✦ CV Zone - Wine / Vineyards
- ✦ 1 bed 1 bath kitchen, office
- ✦ Upgrade 2020-2021
- ✦ Winery District
- ✦ Surrounded by 10+ wineries.

PROPERTY DESCRIPTION:

Located in the beautiful and prime location of Temecula Valley Wine Country. This wonderful single-story English Tudor-style sits on 6+ rural acres of usable land. From this property, there are tremendous views all around! The Main House and Guest House sit on an approximately 1-acre flat plateau. NO HOA, paved road, C/V zoning in Winery District.

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