

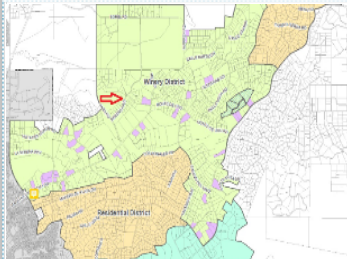


## Open House 11-4, Sun, 11/20/2022

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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