

43843 Paulita Road, Temecula, Ca 92592

- Custom Estate Home on 2.40 acres located in Chaparral Estates, just minutes from Old Town Temecula, Pechanga Resort, 30 Award Winning Wineries and top rated Private and Public Schools.
- Paved access, cul-de-sac location. No Home Owners Association/Dues.
- Completely Fenced and gated gentle property, with Sunset Views and Gentle Breezes
- Beautiful new Water Wise landscape design, and huge 40X15 Pool, with complete Outdoor Kitchen, Fire pit, and Covered Entertainment area. Out front stone pillars with lighting lead to the grand entry.
- Oversize Three Car Garage with Storage/Band room, and lift for Car Enthusiast stacked parking. There is also a four car parking Colonnade at the top of the driveway just before the garage.
- Enter Thru the Grand Custom Double Doors with sidelights, into a two story (20 foot tall) Grand Entry with "Gone with the Wind" double stairways. The stairway is new custom built wrought iron with dark wood banisters. This area has 18' Porcelain Tile with Natural Travertine look. There is also a large Iron Chandelier overhead.
- Formal Dining Room to the left features recessed ceiling with crown molding, chandelier and recessed lighting, and custom etched window.
- Office/Den to the right of the entry hall, has wood shelving built-ins, dark carpet, and crown molding. Roomy enough for desk area and sitting area.
- Much of the downstairs has hardwood look laminate flooring.
- The Kitchen is a true Gourmet Kitchen, completely remodeled and updated. It had TWO huge GE Profile Ovens, with a warming drawer. GE Profile Microwave, a double stainless sink plus a prep-sink on the island. The new custom cabinets are solid maple with walnut stain.(beautiful) The top cabinet have reed glass fronts and are interior lit for nighttime atmosphere. The drawers and cabinets are all soft close. There are pots and pan drawers and a Lazy Susan Cabinet. Room Pantry is another asset. The granite in the kitchen is River Bordeaux. Kitchen opens to Family room and features a huge island with sitting capacity, and a small breakfast nook adjacent with room for a table for four.
- Family room features a rock wall with Antique Buff Colorado Stone, Large Fireplace Entertainment Center and ample seating for a large family.
- Large Formal Living Room has crown molding, plantation shutters, leaded glass door out outback entertainment, and a small wet bar with sink, refrigerator, wine cooler and beer tap.
- There is a half bath in the Living areas for guests
- Downstairs bedroom and bath with shower perfect for parents or guests, has tasteful built-ins with entertainment feature.
- Upstairs there are four more family bedrooms, including two large tasteful rooms with a completely re-decorated Jack and Jill bath with Tempered Glass Vessel sinks and water fall faucets. This bath features granite counter, 18' tile flooring, and shower over tub, and tasteful silver framed mirrors. The third bedroom has direct bath access to a bathroom with a walk in shower.
- The Master is a true suite with a large sitting area, fireplace, viewing balcony that overlooks the pool area and looks out to the sunset. The close has his and her built-ins including dressers. The

Bath has separate glass door shower, spa tub, large counter with new double sinks and private toilet area.

- There is also a second small office with built-ins on the second floor.
- Great Room/Game Room, has a pool table that stays, large seating area for sectional or Theatre Seating. Full built-in entertainment unit, wet bar with sink and small fridge. Another set of stairs leads down to the garage area and out to pool from there. There is also a really nice balcony off this area with wrought iron and wood look tile on the floor.

The home has 9' ceilings downstairs, and 8 'ceilings upstairs. There is intercom throughout. There are raised panel doors throughout, and many other custom touches.