31399 Britton Circle information

Built in 1997, 3197 square feet, lot is 6098 square feet

2 stories, 6 bedrooms and 3 full baths1

3 car garage

$130 monthly estimated HOA

HOA Amenities include 2 pools, playground and clubhouse and more

Chardonnay Hills Neighborhood

10-minutes to Temeku Hills park

10 – 15-minutes to 50 Temecula wineries

10 – 15-minutes to 3 Temecula Resorts

10 - 15-minutes to 15 freeway

10-minutes to shopping center that includes Barons Market, Starbucks, CVS, Wells Fargo, UPS and more

Temecula Valley Unified School district

With attendance to:

Rancho Elementary School

Margarita Middle School

Temecula Valley High School

with Over 14 private schools in Temecula including St Jeanne de Lestonnac

*School info provided by www.tvusd.k12.ca.us Century21preferred bears no responsibility on accuracy

Upgraded double-pane windows installed with the last 2 years

Updated custom window treatments

Upgraded pull out soft close kitchen cabinets

luxury counter tops and custom Italian marble floors

Walk-in pantry with ample storage

Freshly painted interiors

Crown molding throughout the home

Recessed lighting throughout the home

Custom security screen front doors

Large walk-in linen closet

House fan system for accurate climate control

Family room includes gas fireplace

Master bedroom suite includes large walk-in closet

First floor guest bedroom includes adjacent full bath

Landscaped backyard includes pineapple guava and orange trees

Landscaped front yard includes camellia brush and more

Outdoor entertaining includes front yard and backyard patios

Garage includes bolted safe for valuables

Home is situated on a quiet Cul de Sac

HOA includes recreational and sport pools, picnic area with barbeque pit, park with tot playground, 2 recreational centers, volleyball court, basketball court, tennis court

*All info deemed accurate but should not be relied upon, buyer's agent to verify

Noel Gonzalez

Century21preferred

Noel.century21@gmail.com

DRE#02158210

(951) 972 – 2011