PROPERTY HIGHLIGHTS & IMPROVEMENTS

4615 Terraza Circle

Thoughtfully updated. Beautifully cared for. Ready for its next chapter.

Outdoor Living & Grounds

- **0.34-acre double lot** with an unusually generous homesite and exceptional outdoor space.
- **Swimming pool (2021)** with a new pump (2026). The family is happy to share their highly recommended weekly pool care professional.
- **New lawn (2026)** and beautifully established landscaping with mature trees.
- **Abundant fruit trees,** including particularly prolific, delicious peaches.
- **Well-tended rose gardens;** caring for hybrid tea roses has been Mom's hobby.
- **Outdoor living area and retractable awning,** both installed in 2019.
- **Irrigation system** checked and reworked in 2026.

Energy, Comfort & Systems

- **New A/C and furnace (2026).**
- **Paid-off solar panels,** installed in 2025 and May 2026. Family reports a $0 energy bill.
- **Two paid-off Tesla Powerwalls,** installed May 2026.
- **LifeSource whole-house water purification (2018),** located next to the washer/dryer.
- **Newer siding, sliders and windows (2022).**

Interior Improvements

- **White oak hardwood floors (2026),** under warranty with Flooring Direct Temecula.
- **High-end baseboards with a designer edge profile (2026),** under warranty with Flooring Direct Temecula.
- **New tile in the primary bath (2026).**
- **Taj quartz countertops and custom backsplash (2026).**
- **New designer lighting throughout (2026).**
- **New hardware and plumbing fixtures (2026).**
- **Custom metal railings throughout,** fabricated and installed by Miranda Ironworks in 2026.
- **Fresh interior and exterior paint (2026).**
- **New interior doors and closet doors (2026).**

A HOME WITH 45 YEARS OF HISTORY

Owned by the same family for 45 years, this is where their children grew up. Their daughter, a designer, worked with her parents and professional installation contractors to prepare the home for sale.

Improvements and installation dates provided by the family.