

INVESTOR OPPORTUNITY

40104 Walcott Lane | Temecula, CA 92591

Brand New Manufactured Home | Never Occupied | 2.02-Acre Flag Lot | Wine Country Adjacent

Reduced List Price: \$675,000

Sold As-Is. No Warranties or Guarantees.

The Opportunity

This is a brand new, never-occupied manufactured home on 2.02 acres of rural residential land bordering Temecula Wine Country. The original owner was in the process of developing this property when he passed away unexpectedly. The family, now managing the estate, is not in a financial position to invest further and has made the decision to sell at a significantly reduced price.

The buyer steps in at a below-market entry point on a new-construction home with a clear, defined path to Certificate of Occupancy. Three items stand between this property and full CO. All permits are already paid. Once CO is issued, the 433A permanent foundation certificate can be recorded, converting the home to real property and opening it up to conventional financing on any future resale.

This property is being sold as-is. No warranties or guarantees are made by the seller or listing agent. Buyers are encouraged to conduct their own due diligence.

List Price: \$674,999 | Reduced from original development basis
Brand new construction — never occupied | Built 2022 | 1,580 sq ft | 3 bed / 2 bath
All permits are paid — buyer inherits a turnkey permit package
No HOA | Lowest property tax rate in Temecula | Sold as-is

Property Details

Address	40104 Walcott Lane, Temecula, CA 92591
Property Type	Manufactured Home — Brand New, Never Occupied
Year Built	2022
Bedrooms / Bathrooms	3 Bedrooms / 2 Full Bathrooms
Living Area	1,580 sq ft

Lot Size	2.02 Acres (Flag Lot)
Zoning	Rural Residential (RR) — City of Temecula
Location	Paved Walcott Lane, bordering Butterfield Stage Rd and Temecula Wine Country
List Price	\$674,999
HOA	None
Tax Rate	Lowest in Temecula
Permits	All permits paid — no additional permit costs for buyer
Fencing	Vinyl fencing along Butterfield Stage Rd frontage; backyard fully vinyl-fenced
Retaining Wall	Large retaining wall along the driveway leading to the main building pad
Additional Structure	40-ft high cube sea container on concrete blocks with two roll-up doors — workshop or storage
Status	Final inspections pending — CO not yet issued
Sale Terms	Sold as-is. No warranties or guarantees. Cash or hard money only until 433A recorded.

Home Features

The home is brand new and has never been lived in. The interior finish level is well above entry-level, with custom upgrades throughout.

Interior

- Open great room with beautiful laminate wood floors throughout
- Large kitchen with custom quartz countertops and generous island with seating for three
- Rich cabinetry with stainless steel appliances: gas cooktop, dishwasher, microwave, and large black farmhouse sink
- Primary suite at the rear of the home — walk-in closet plus a second reach-in closet
- Spa-style primary ensuite with dual vanities and walk-in shower
- Two secondary bedrooms share a full bath with a large soaking tub
- Large laundry room with upper cabinetry and bonus storage, plus an exterior door leading directly to the backyard

Exterior and Site

- Long driveway lined with a block wall, accent lighting, and newly planted trees

- Vinyl fencing along Butterfield Stage Road frontage — property is defined and secured
- Backyard fully vinyl-fenced and ready for pool, patio, firepit, or outdoor living build-out
- Large retaining wall along the driveway secures the building pad and adds substantial structural value
- Gently sloped valley area in front of the home — ideal for a private vineyard, fruit orchard, or hobby farm
- 40-ft high cube sea container on concrete blocks with two roll-up doors — ready to use as a workshop or extra storage
- Massive flat and usable lot with ample parking for trailers, boats, RVs, and equipment
- Plans and permits already pulled for a 2-car garage per TMC Table 17.24.040 — city confirmed requirement
- No HOA — no restrictions on use, parking, or improvements

Open Permit Status — City of Temecula

The following is the complete list of permits associated with this property as provided by the City of Temecula Building and Safety Division. Permit statuses are defined as follows:

- Issued: The permit is active and pending final inspection.
- Finaled: The permit has been completed and closed out.
- Out: The permit is currently in plan check and has been issued correction comments for review and response.
- Expired: The permit has expired and will need to be reinstated.

B23-2597 — Septic	Finaled
B22-6830 — Wall/Fence	Finaled
B23-0896 — Foundation	Finaled
B23-0897 — Site Prep	Issued — Pending Final Inspections
B23-0895 — Mobile Home Set-Up	Issued — Pending Final Inspections (cannot final until all departments cleared)
B25-0333 — Garage	Out — Plan review issued with correction comments
F24-1951 — Fire Sprinkler	Issued — Contact Fire Prevention for current status
LD21-6839 — Public Works	Expired — Contact Public Works for reinstatement status

The City of Temecula recommends contacting Fire Prevention, Public Works, and Planning directly for individual department input, as each may have separate requirements or outstanding items related to the property.

Path to Certificate of Occupancy

Three items remain before CO can be issued. All permits are already paid. Buyer exposure is labor and materials only.

1. Fire Sprinkler Plan Resubmission

The fire inspection final requires updated plans from the manufacturer. The original approved sprinkler has been discontinued. The manufacturer installed the replacement, which is an upgrade meeting or exceeding the original spec. Plans need to be resubmitted to reflect the installed system along with an updated Fire Sprinkler System Information and Installer Certification form. This is a paperwork and submittal item — not a reinstallation.

2. Driveway Installation — City Requirements

The City of Temecula requires a finished paved driveway of asphalt concrete (AC) or Portland Cement Concrete (PCC) before CO can be issued. Per the City's published paving standards, all private residential driveways must comply with approved plans and City standards and are subject to City Engineer inspection and clearance before any paving takes place.

Specific City of Temecula paving requirements include:

- **Material:** Asphalt Concrete (AC) Type C2 PG70-10 finish course — minimum 1.5 inches thick — or Portland Cement Concrete (PCC). All materials must conform to the Standard Specifications for Public Works Construction (GreenBook), latest edition.
- **Base Inspection:** A base grade inspection is required at sub-grade completion, prior to placement of base material.
- **Paving Inspections:** Two inspections required — one prior to paving at base grade completion, and one during placement of AC.
- **City Engineer Clearance:** All onsite private residential driveways must be inspected and cleared by the City Engineer prior to paving commencing.
- **Permits:** All paving permits must be obtained before any paving operations begin. A grading permit may be required for paving on private development.
- **Tack Coat:** Required to join existing asphalt concrete and vertical surfaces per GreenBook specifications.
- **Fire Department:** The City's building permit process requires Fire Department clearance for driveway approaches in addition to Public Works sign-off.

A contractor quote for the driveway installation has already been obtained at approximately \$54,000. The scope is defined and ready to move. This is the largest remaining hard cost on the property.

3. Garage Construction — City Confirmed Requirement

Per Temecula Municipal Code Table 17.24.040, a single-family residence is required to have a minimum of 2 enclosed parking spaces. The City of Temecula Planning Department has confirmed in writing that a Certificate of Occupancy cannot be issued without the garage in place. This is a firm municipal code requirement that cannot be waived or revised around.

The originally permitted plans call for a 2-car garage with each space meeting the required interior dimensions of at least 10 feet wide by 20 feet long. The garage must match the siding and roofing of the main structure. Plans and permits are already pulled. Estimated construction cost: \$35,000 to \$55,000 depending on finish level. Once built, a final building inspection covering both the main home and the garage is required before CO is issued. The garage also meaningfully increases the appraised value of the completed property.

Once all final inspections are complete and CO is issued, the 433A certificate can be recorded with the Riverside County Recorder's Office.

Recording the 433A converts the home from personal property to real property.

This makes the home eligible for conventional, FHA, and VA financing — dramatically expanding the resale buyer pool and driving appraised value higher.

Investor Return Summary

Purchase Price	\$674,999
All Permits	Already paid — no additional permit costs
Driveway (asphalt)	Approx. \$54,000
Garage Construction	Approx. \$35,000 - \$65,000
Carry / Misc. Costs	Approx. \$5,000 - \$10,000
Estimated All-In Cost	Approx. \$769,000 - \$804,000
Estimated ARV (upon CO + 433A)	\$750,000 - \$825,000
Strategy Options	Sell at ARV, refinance and hold, or rent at \$3,200 - \$4,000+/mo

The deal pencils best for a buyer who can keep construction costs lean and move quickly through the CO process. The 433A conversion opens the property to a significantly larger resale buyer pool and supports the upper end of the ARV range. Buyers who hold as a rental compete against virtually no comparable inventory in this submarket.

Neighborhood Context: The adjacent property at 40088 Walcott Lane is currently listed at \$1,945,000 — a 5-bed, 3.5-bath, 3,770 sq ft single-family residence on the same street.

While not a direct comp for a manufactured home, this listing reflects the caliber of the Walcott Lane corridor and the ceiling that wine country adjacency creates in this immediate area. An investor completing this project is positioned in a neighborhood where the street address alone commands premium pricing.

Location: Walcott Lane and Butterfield Stage Road

The property sits on paved Walcott Lane with direct road access and backs up to Butterfield Stage Road — one of Temecula's primary north-south arterials connecting the city to wine country and the surrounding communities. This positioning gives the property both privacy and accessibility. Butterfield Stage Road runs directly through Temecula Wine Country, placing this property at the gateway to one of Southern California's most desirable rural lifestyle destinations.

Temecula sits at the intersection of lifestyle and logistics in Southern California — wine country tourism, outdoor recreation, and family living all within easy reach of three major metro areas.

Wine Country Adjacency

Temecula Valley Wine Country is home to over 40 wineries across rolling hills and scenic vineyards. Hot air balloon rides, wine tours, resort dining, and weekend tourism from LA and San Diego keep demand for this corridor strong year-round. The gently sloped valley portion of this lot is well suited for a small private vineyard or orchard — a rare lifestyle feature this close to the heart of wine country.

Schools

The property is within the highly regarded Temecula Valley Unified School District, consistently rated among the top districts in Riverside County. This is a significant value driver for owner-occupant buyers on any resale.

Shopping and Dining

Promenade Temecula offers over 170 stores, restaurants, and entertainment options including Apple, Williams-Sonoma, Pottery Barn, Coach, Lululemon, The Cheesecake Factory, Yard House, Lucille's Smokehouse BBQ, and more. The Winchester Road corridor adds Costco, Home Depot, Target, and everyday conveniences — all within a short drive from Walcott Lane.

Airport Access

Ontario International (ONT)	Approx. 54 miles — closest major airport
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San Diego International (SAN)	Approx. 57-60 miles south via I-15
John Wayne / Orange County (SNA)	Approx. 66-67 miles northwest
Los Angeles International (LAX)	Approx. 92-93 miles — approx. 1.5 hrs drive
French Valley Airport	Local general aviation — minutes away

Temecula Demographics

Population	Approx. 110,000 - 112,000 residents
Median Age	36.7 years
Median Household Income	\$121,063 (2024)
Average Household Income	\$140,118 (2024)
Homeownership Rate	68% owner-occupied
Tech Employment	More residents in computers/math roles than 95% of U.S. cities
Median Home Value (2024)	\$737,700
92592 Zip Median Sale Price	\$775,000 (early 2026, up 1.6% YOY)

Rental Income Potential

Temecula Median Rent (all types)	\$3,059/month
3 BR SFR / Manufactured — Typical	\$2,800 - \$3,500/month
2-Acre Rural / Wine Country Premium	\$3,200 - \$4,000+/month
RV / Equipment Storage Premium	Significant — near-zero competing inventory

The 2-Acre Advantage

- Dedicated RV, boat, trailer, and work truck parking — rare in the Temecula market

- 40-ft sea container already on-site for workshop or storage — ready to use now
- Gently sloped valley area ideal for a private vineyard, fruit orchard, or hobby farm
- Backyard fully vinyl-fenced — ready for pool, patio, sport court, or outdoor living
- ADU or guest structure potential (subject to city review)
- Agricultural or hobby farm uses consistent with the RR zone
- Full privacy — no HOA, no CC&Rs, no restrictions on parking or use
- Future development or lot split potential (buyer to verify with city)

Important Disclosures

This property is being sold as-is. The seller makes no warranties or guarantees, expressed or implied, regarding the condition of the property, its systems, structures, or fitness for any particular purpose. All information in this document is based on available market data, MLS records, and information provided by the seller. Buyers are solely responsible for conducting their own independent due diligence, inspections, and investigations prior to making any offer or purchase decision.

Contact

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MLS Number	SW26055926
Coverage	Full California Market
Specialty	Residential, Land, Investor, Luxury

Lindsey Fulgham | Century 21 Masters

All figures are estimates based on available market data and recent CRMLS comparable sales. Sold as-is. Buyer to conduct independent due diligence.