

40104 Walcott Lane, Temecula, CA 92591

New 2022 manufactured home, never occupied | 2.02 acres | Wine Country adjacent

$575,000

Reduced from $639,000

CASH SALE, OR WE CONNECT YOU WITH A HARD MONEY LENDER

No financing contingencies. Sold as-is. Seller cannot pay buyer's agent compensation.

PRICE	TO COMPLETE	ALL-IN	ARV (APPROX.)
$575,000	$125K to $150K	$700K to $725K	$825,000

THE PROPERTY

3 bed | 2 bath | 1,580 sq ft. Open great room, quartz counters, island, gas cooktop, primary suite with walk-in shower.

2.02-acre flag lot. Rural Residential zoning, no HOA, room for RVs, horses and equipment.

Site work done. Foundation finaled, septic finaled, all permits paid, retaining wall and vinyl fencing in place.

40-ft container on site with two roll-up doors.

Address premium. The neighboring home at 40088 Walcott Lane is listed at $1,945,000.

PATH TO CERTIFICATE OF OCCUPANCY

1. **Pervious asphalt driveway** (City requirement). Quote in hand, approx. $62,500.
2. **Two-car garage** (City requirement). Engineered plans drawn, corrections pending. $55,000 to $85,000.
3. **Fire sprinkler resubmittal.** Paperwork only, nothing to reinstall.
4. **CO issued, then record the 433A** with Riverside County. The home becomes real property, open to conventional, FHA and VA financing.

Exit options: sell at ARV, refinance and hold, or rent at $3,200 to $4,000+/mo.

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Figures are estimates. Buyer to verify all costs and requirements with the City of Temecula. City correspondence and permit history available on request.