

FOR SALE

GATED SUNSTONE COMMUNITY

LENNAR RESIDENCE 3 · MARQUISE COLLECTION

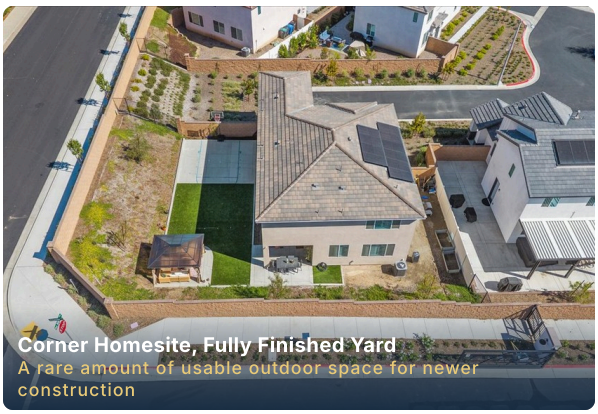
More Home. More Land. More Lifestyle.

31650 Cobalite Drive · Winchester, California 92596

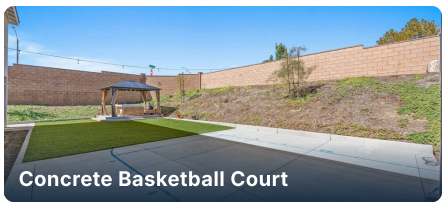
5	4	2,597	Paid-Off	Corner	2-Car
BEDROOMS	BATHROOMS	SQ FT (BUILDER)	SOLAR + BATTERY	HOMESITE	ATTACHED GARAGE

Your Private Backyard Resort

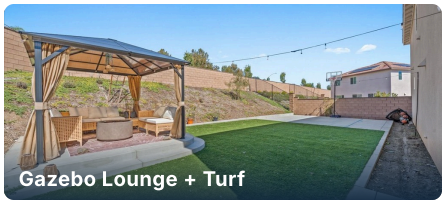
SELLER IMPROVEMENTS



Corner Homesite, Fully Finished Yard
A rare amount of usable outdoor space for newer construction



Concrete Basketball Court



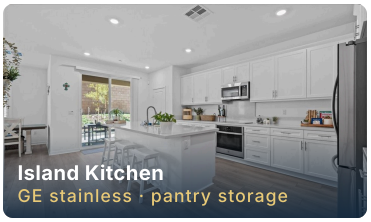
Gazebo Lounge + Turf

Outdoor Upgrades

- Concrete sport court with hoop
- Low-maintenance artificial turf
- Gazebo lounge with curtains
- Covered patio dining area
- Bistro string lighting
- Owned solar + backup battery, paid off
- HOA-maintained front landscaping

Bright, Open & Flexible Living

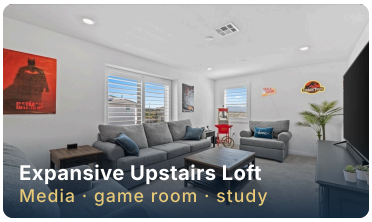
INSIDE THE HOME



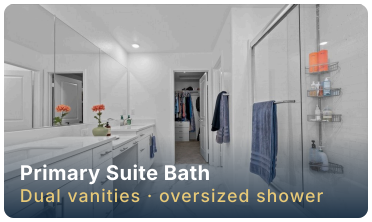
Island Kitchen
GE stainless · pantry storage



Open Living Room
Plantation shutters · recessed lights



Expansive Upstairs Loft
Media · game room · study



Primary Suite Bath
Dual vanities · oversized shower

Built-In Savings

- Owned solar & backup battery, fully paid off: no lease, no solar payment
- Downstairs bedroom with adjacent full bath
- Primary suite with large walk-in closet
- Upstairs laundry room · smart thermostat
- Newer construction · wide-plank flooring

Sunstone Living

- Gated community
- Resort-style pool & spa
- Playground & park
- BBQ & picnic areas
- Minutes to Old Town Temecula, Wine Country & SR-79

Murrieta Valley USD

Served by Murrieta Valley Unified School District.

2026 California Distinguished Schools:
Dorothy McElhinney Middle & Vista Murrieta High (CDE)

Assignments subject to change; buyer to verify with district.

Joseph Limo, Broker
eXp Realty of California, Inc. | CA DRE #01428661

Real Estate ELEVATED
EXCEPTIONAL SERVICE. UNWAVERING INTEGRITY.

Information deemed reliable but not guaranteed. Square footage per builder; bed/bath count, lot size, solar/battery ownership, HOA services and school assignments per seller and/or public sources and should be independently verified by buyer. Equal Housing Opportunity.