

40339 PRESTON ROAD, PALMDALE, CA 93551

5 BD | 3 BA | 2,883 SQ. FT | 7,405 SQ. FT LOT



ABOUT THIS PROPERTY

Located in Rancho Vista near Rancho Vista Golf Course, highly rated Esperanza Elementary School, and Rancho Vista Park, this spacious two-story home offers a flexible 5-bedroom, 3-bath layout with approximately 2,883 sq. ft. of living space. A dramatic formal living and dining area welcomes you with soaring ceilings, tall stacked windows, and abundant natural light, creating an impressive sense of openness from the moment you enter. The floor plan includes one bedroom and a full bathroom on the ground level, ideal for guests, multigenerational living, or a private office.

5
BED



3
BATH

2,883
SQ. FT.

7,405
SQ. FT. LOT



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CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **1** mile.

-  COFFEE
0.3 MI
-  GAS
1 MI
-  PHARMACY
1 MI
-  ATM
1 MI
-  CLEANERS
1 MI
-  GROCERIES
1 MI
-  GYM
2.3 MI
-  MOVIE THEATER
2.3 MI
-  MEDICAL
2.8 MI



SCHOOLS IN YOUR AREA

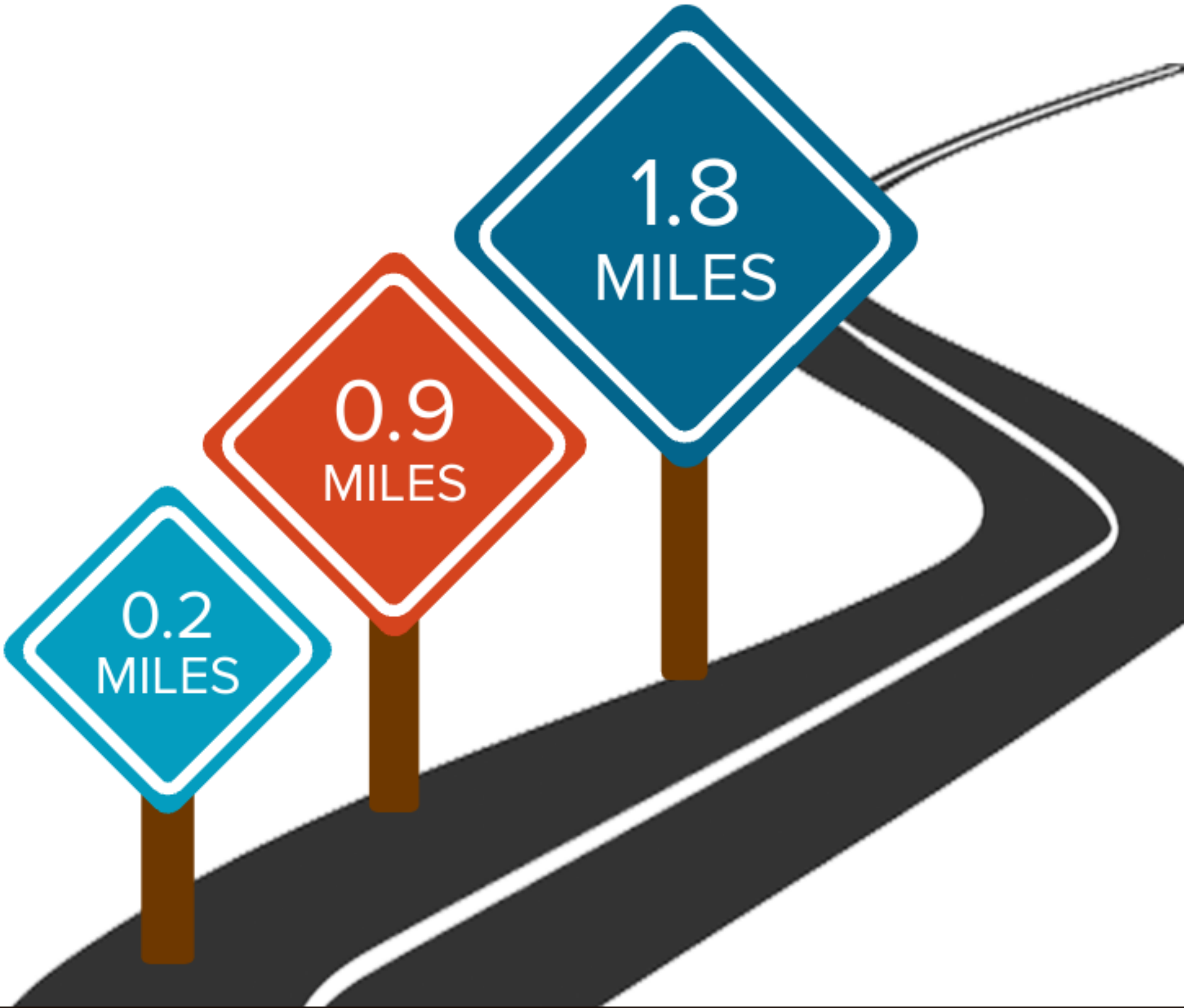
The assigned schools are **above average** for the area. There are also **4** private schools and **1** charter school within **5** miles.

- **6**
RATING
- K-6

ESPERANZA
ELEMENTARY SCHOOL
ASSIGNED
- **9**
RATING
- K-8

GREGG ANDERSON
ACADEMY
ASSIGNED
- **6**
RATING
- 6-8

HILLVIEW MIDDLE
SCHOOL
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

-  GOLF COURSE
RANCHO VISTA GOLF COURSE
(0.4 MILES)
-  PARK
ASK THE HORSE RIDING &
TRAINING
(1.8 MILES)
-  DOG PARK
FORREST E HULL MD PARK
(2.5 MILES)



NEIGHBORHOOD EATS

This home is located near **58** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	12	DELIS	5
FAST FOOD	11	INTERNATIONAL	3
MEXICAN	8	CAFES, COFFEE AND TEA	3
ASIAN	6	ITALIAN	2
PIZZA	5	OTHER	8



Residential- Client Copy

List #: 26004112

40339 Preston Road, Palmdale, CA 93551

Current Price:\$699,000

County: Los Angeles

Cross St.: Town Center / Bolz Ranch RD

Map:

Status: Active



Area: 08 - Palm Div to 110th W
Bedrooms: 5
Total Baths: 3
Baths - Full: 3
Baths - 1/2: 0
Baths - 3/4: 0
Year Built: 2001
APN: 3001-116-060

DOM/CDOM: 19/19
Property Sub-Type: Single Family Residence
Square Footage: 2,883/Assessor
List Price/SqFt: \$242.46
Lot SqFt: 7,405.2
Lot Acres: 0.17

Directions: From Rancho Vista BLVD, north on Town Center Drive, Right on Bolz Ranch Road, Thigh Springridge Way, Right on Springpark Lane to Peston Raod

Marketing Remarks: Located in Rancho Vista near Rancho Vista Golf Course, highly rated Esperanza Elementary School, and Rancho Vista Park, this spacious two-story home offers a flexible 5-bedroom, 3-bath layout with approximately 2,883 sq. ft. of living space. A dramatic formal living and dining area welcomes you with soaring ceilings, tall stacked windows, and abundant natural light, creating an impressive sense of openness from the moment you enter. The floor plan includes one bedroom and a full bathroom on the ground level, ideal for guests, multigenerational living, or a private office. The kitchen offers excellent storage and everyday functionality, with abundant cabinetry, a large walk-in pantry, center island with sink and dishwasher, countertop range, built-in oven, and easy connection to the casual dining area and rear living space. Upstairs, the home features generously sized bedrooms, including a large primary suite with dual sinks, soaking tub, and separate shower. Outside, block wall fencing and hardscape wrap around the home, creating usable patio areas and low-maintenance outdoor space. A three-car garage adds further convenience in one of West Palmdale's most desirable neighborhood settings.

Original List Price: \$699,000
Listing Price: \$699,000

Listing Date: 05/23/2026
Agreement Type: Exclusive Right to Sell

Status Change Date: 05/23/2026
Terms: Cash; Conventional; FHA
Sale Type: Standard

General Information

HOA Y/N: No
Legal Tract #: Tr=52848 L

Zoning: PDSP

Property Amenities

Housing Type: SFD (Single Family Dwelling)
Pool: None
Features: Downstairs Bedroom; Family Room
RV Access: No
Fireplace: Family Room
Roof: Tile
Construction: Frame; Stucco; Wood
Dining: Dining in Kitchen; Formal
Flooring: Carpet; Tile
Laundry: Laundry Room
Mello Roos/CFD: No
Style: Traditional
Streets: Paved; Public; Curbs: Yes; Sidewalks: Yes; Street Lights: Yes
Sewer: Sewer Connected
Water: Public

Stories: 2 Stories
Garage: # of Garage Spaces: 3; Attached; Direct Access
ClimateControl: Central Air Central; Natural Gas
Horse Property: No
Spa: None
Appliances: Dishwasher; Disposal; Electric Oven; Gas Range
Fencing: Block
Foundation: Concrete Slab
Solar: None
Utilities: Cable Available; Natural Gas Available; Sewer Available

HOA Name:
Sale Contingency: None

Presented By:



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