

# **\$519,900 - 40305 Via Acuna, Murrieta**

MLS® #IG25019728

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## **\$519,900**

3 Bedroom, 2.00 Bathroom, 1,585 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to 40305 Via Acuna, a beautiful home nestled in the desirable 55+ community of The Colony in Murrieta. This charming single-family residence offers a spacious 1,585 square feet of living space, featuring 3 bedrooms and 2 bathrooms, perfect for comfortable living in a serene setting. Upon entry, youâ€™ll be greeted by an open, inviting floor plan with high ceilings and plenty of natural light. The cozy living area features a fireplace, creating a perfect spot for relaxation. The kitchen is equipped with modern appliances, ample cabinetry, and a convenient breakfast nook. Tile and laminate flooring throughout adds both style and durability. The master suite offers a private retreat with an en-suite bathroom, complete with a separate tub and shower, as well as dual sinks. Two additional bedrooms are generously sized and share a well-appointed second bathroom. Located on a low-maintenance 4,356 square foot lot, the home features a two-car attached garage and a private backyard space, ideal for enjoying outdoor moments in peace. As part of The Colony, residents can enjoy access to various community amenities, including a clubhouse, pool, and social activities. The home is also located near Cal Oaks Golf Course, offering easy access to a scenic, well-maintained course. This vibrant, active community offers convenience to shopping, dining, and local recreation, with everything you need right at your doorstep. Itâ€™s a perfect place to call home for those seeking a



peaceful yet engaging lifestyle.  
SOLAR PAYMENT IS \$165.31/mo.

Built in 1993

**Essential Information**

MLS® #	IG25019728
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,585
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home, Traditional
Status	Closed
Listing Agent	Dustin Sweeter
Listing Office	Keller Williams Realty

**Community Information**

Address	40305 Via Acuna
Area	699 - Not Defined
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Amenities	Pool, Picnic Area, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available
Parking Spaces	4
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	City Lights

Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector(s), 24 Hour Security

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sprinklers Timer, Sprinkler System
Windows	Blinds, Shutters
Roof	Clay, Tile
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Main Level Primary, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Murrieta
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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