

\$519,900 - 40305 Via Acuna, Murrieta

MLS® #IG25019728

\$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, you'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. It's a perfect place to call home for those seeking a



CRMLS

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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