

\$585,000 - 39946 Via Graziana, Murrieta

MLS® #ND25175487

\$585,000

3 Bedroom, 2.00 Bathroom, 2,100 sqft
Residential on 0 Acres

N/A, Murrieta,

INCREDIBLE opportunity to turn this property into your dream home!! Must See! The Colony, Murrieta's premier 55+ gated community offering resort-style living in the heart of Southern California's wine country. This highly desirable neighborhood combines comfort, convenience, and an active lifestyle surrounded by scenic beauty.

Residents of The Colony enjoy 24-hour guarded security, a championship golf course, and a stunning clubhouse featuring a fitness center, library, card and game rooms, beauty salon, and a full calendar of social activities. Outdoors, you'll find a sparkling pool and spa, tennis and pickleball courts, and beautifully maintained walking paths. Spacious single-story residence built in 2004, offering 2,100 sq ft of living space on a 4,792 sq ft lot. Features 3 bedrooms, 2 full bathrooms, and a welcoming fireplace in the living room

Built in 2004

Essential Information

MLS® #	ND25175487
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100



Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Randall Cunningham
Listing Office	Clifford R Stevens, Broker

Community Information

Address	39946 Via Graziana
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Pool, Pickleball
Parking Spaces	2
Parking	Garage, Door-Single
# of Garages	2
Garages	Garage, Door-Single
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Attendant

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Spanish Tile

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, All Bedrooms Down
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1

Stories One

School Information

District Murrieta

Additional Information

Date Listed August 1st, 2025

Days on Market 99

Short Sale N

RE / Bank Owned N

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