

\$635,000 - 40121 Corte Calanova, Murrieta

MLS® #OC25038868

\$635,000

3 Bedroom, 2.00 Bathroom, 2,010 sqft
Residential on 0 Acres

N/A, Murrieta,

Welcome to this resort-style home nestled in the highly sought-after The Colony senior community. This spacious single-story residence offers incredible potential with new vinyl floors, display hardwood cabinet, high ceilings, and more. Located on a quiet street, the home boasts excellent privacy and a grand entrance through French double doors, leading to a bright, airy foyer. The thoughtfully designed floor plan features 3 generous bedrooms and 2 upgraded bathrooms. The primary suite is separated from the other bedrooms and includes an exit to the backyard, along with a luxurious ensuite bathroom featuring vinyl flooring. The well-appointed kitchen is bathed in natural light and opens to a cozy dining area and family room with a fireplace. A convenient laundry room is situated between the garage and kitchen, adding to the home's functionality. This home is a perfect blend of comfort, style, and modern living.

Community :

Enjoy 24/7 gate and patrol services, a friendly atmosphere, and a variety of activities. The Colony's standout feature is its all-inclusive clubhouse, offering a fitness center, lounge, art studios, ballroom, kitchen, theater, library, salon, music room, and billiards/card rooms. Outside, residents enjoy a resort-style pool, whirlpool spa, BBQ area, patio, picnic pavilion, and scenic walking/biking



trails along lake. Recreational facilities include tennis, pickleball, bocce ball, and shuffleboard courts, managed by an on-site activities director. The clubhouse hosts numerous clubs, classes, and activities, from aerobics and birdwatching to Zumba and wine tasting. The Valued HOA with its unmatched amenities and vibrant lifestyle, The Colony stands out as the premier 55+community in the Murrieta-Temecula area. Low Tax and closed to shopping centers,hospitals and freeways.

Built in 2001

Essential Information

MLS® #	OC25038868
Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,010
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Chen Hu
Listing Office	Signature One Realty Group, Inc

Community Information

Address	40121 Corte Calanova
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Pool, Spa/Hot Tub, Clubhouse, Fitness Center, Game Room, Maintenance Front Yard, Meeting Room, Recreation Room, Tennis Court(s), Utilities, Water
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Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Gated with Attendant, Security Gate, 24 Hour Security

Exterior

Lot Description	Landscaped, Yard, Lawn
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Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Main Level Primary, Eat-in Kitchen
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 25th, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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