

\$559,000 - 40310 Via Tonada, Murrieta

MLS® #OC25076823

\$559,000

3 Bedroom, 2.00 Bathroom, 1,767 sqft
Residential on 0 Acres

N/A, Murrieta,

Golf Course Living and Luxury View at Its Finest! Welcome to perfection on the fairway in The Colony, Murrieta's premier gated 55+ community, where lifestyle meets luxury.

Nestled in the newer, highly sought-after Master Craft section, this meticulously maintained home offers sophistication, comfort, and serene golf course views. From the moment you step into the charming entryway with architectural alcove, you'll notice the thoughtful upgrades throughout: plantation shutters, crown molding in the dining area, designer lighting, upgraded faucets, and custom built-ins in the living room. The neutral carpet enhances the spacious, airy feel of this gently used second home. Enjoy your mornings or unwind in the evening on the patio, perfectly positioned above the golf course with tranquil east-facing views. The spacious primary suite features a private slider to the patio, dual sinks, a soaking tub, separate shower, and a generous walk-in closet.

The oversized guest bedroom could easily serve as a second suite, while the third bedroom—currently a formal office, offers flexibility as a den or guest bedroom. Convenience abounds with indoor laundry complete with sink and storage, and an attached garage that includes space for a golf cart or workshop area.

Living in The Colony means enjoying resort-style amenities: a beautiful clubhouse, pool & spa, tennis and pickleball, billiards,



fitness center, hair salon, social clubs, planned events & excursions, and so much more. The 18-hole golf course is privately owned and professionally maintained.

With 24-hour guarded gate security, front yard maintenance & watering included, and close proximity to shopping, dining, medical centers, casinos, and Temecula's award-winning wineries, this home offers the perfect blend of privacy, community, and convenience.

Don't miss your chance to own this model-perfect retreat. Come see it today before it's gone!

Built in 2000

Essential Information

MLS® #	OC25076823
Price	\$559,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Jenny Crane
Listing Office	Coldwell Banker Realty

Community Information

Address	40310 Via Tonada
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Barbecue, Outdoor Cooking Area, Pickleball, Picnic Area, Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front, Private
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front, Private
View	Golf Course
Has Pool	Yes
Pool	In Ground, Association, Heated
Security	Gated Community, Fire Detection System, Gated with Attendant, Gated with Guard, Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Concrete
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	On Golf Course
Windows	Double Pane Windows, Blinds, Plantation Shutters, Skylight(s)
Roof	Spanish Tile
Construction	Concrete
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Walk-In Closet(s), Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Phone System, Separate/Formal Dining Room, Tile Counters
Appliances	Dishwasher, Microwave, Dryer, Gas Cooktop, Gas Oven, Gas Water Heater, Refrigerator, Washer, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	April 18th, 2025
Days on Market	60
Short Sale	N
RE / Bank Owned	N

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