

# **\$504,999 - 40353 Via Estrada, Murrieta**

MLS® #SW24233411

---

## **\$504,999**

2 Bedroom, 2.00 Bathroom, 1,502 sqft  
Residential on 0 Acres

N/A, Murrieta,

\*\*\* MAJOR PRICE REDUCTION \*\*\* This charming home, located in The Colony, one of Southern California's most sought-after 55+ communities, offers a welcoming brick entry courtyard and a spacious covered patio. Plus PAID OFF SOLAR (System installed in 2021), you can enjoy energy savings year-round. Inside, you'll find a bright, open layout with vaulted ceilings, beautiful wood flooring, and some rooms with shutters. The kitchen features stainless steel appliances and white cabinetry, seamlessly flowing into the formal dining room and cozy breakfast nook. The formal living room, complete with a fireplace, provides a perfect space to relax, while the family room offers a comfortable retreat with views of the wrap-around aluminum patio. The generous primary suite is a true retreat, with a custom walk-in closet and shower featuring frameless glass doors. The guest bedroom serves as a versatile space, easily doubling as a home office. Outside, the brick-accented patio overlooks a serene greenbelt and walking path, offering an ideal spot for outdoor living and entertaining. Additional features include a finished garage with built-in storage and fresh interior paint within the last two years. The Colony itself is a premier gated senior community for residents 55+, offering a wealth of amenities, including a resort-style clubhouse, a year-round pool, two spas, and lighted pickleball, paddle tennis, and tennis courts. Residents also enjoy access to a gym, library, ping pong, billiards, and a salon



for hair and nails. The community hosts a variety of groups, activities, and events, from shows and dances to concerts, bingo, and themed parties, ensuring there's always something to do. A privately owned 18-hole golf course is conveniently located within the gates, and the HOA takes care of all front landscaping, including watering and maintenance. With 24-hour security patrol and a guard-gated entrance, you can relax knowing your safety and privacy are well taken care of. Plus, the location is ideal, with easy access to shopping, dining, medical services, casinos, and wineries. This is more than a home, it's a lifestyle.

Built in 1989

**Essential Information**

MLS® #	SW24233411
Price	\$504,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Ivanov
Listing Office	Realty ONE Group Southwest

**Community Information**

Address	40353 Via Estrada
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Billiard Room, Clubhouse, Fitness Center, Management, Pool, Spa/Hot Tub, Security, Bocce Court, Controlled Access, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Outdoor Cooking Area, Paddle Tennis, Pickleball, Tennis Court(s)
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Attendant, 24 Hour Security

## Exterior

Lot Description	Back Yard, Front Yard, Greenbelt
Roof	Tile

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Murrieta
----------	----------

## Additional Information

Date Listed	November 12th, 2024
Days on Market	169
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 21st, 2026 at 6:35am PST.

This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.