

# \$575,000 - 23855 Corte Emerado, Murrieta

MLS® #SW24244857

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, Murrieta,

Great Price Improvement! Welcome to The Colony, a gated, 55+ community. Hurry because this 1-story, 3 bedroom / 2 bathroom home located on the golf course won't last! Access this charming home through a gated front courtyard and a double door entry. The spacious floorplan is light and bright with high ceilings throughout. One bedroom doesn't have a closet and is perfect for an office, den or hobby room. The home is located on the green of the 15th hole of The Cal Oaks Golf Course. There is a 2 car garage with extra space for golf cart parking or a work space / extra storage. Enjoy the peace and tranquility of the rear yard with a covered patio and elevated golf course view. The Colony is the perfect place to enjoy a full and exciting lifestyle with family and friends. Choose from a large array of indoor and outdoor social events, sports, and clubs. Come see the spectacular 25,000 sf clubhouse with a lounge, 400 seat capacity banquet room with catering facilities, library, gym, atrium, game rooms and a hair and nail salon. There is a beautiful oasis swimming pool, two spas, outdoor BBQ area and lighted tennis and Pickleball / Paddle Tennis courts. There are too many groups and activities to list! The HOA waters and maintains the front yard landscaping. The Cal Oaks golf Course is located within the community. You and your home are protected within a 24-hour gate-guarded, master planned community. Centrally located, The Colony is strategically



CRMLS

located near shopping, medical centers, parks, the world-renowned Temecula Valley Wineries and Pechanga Casino Resort and Spa!

Built in 1997

## Essential Information

MLS® #	SW24244857
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,754
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Colleen Ray
Listing Office	LPT Realty, Inc

## Community Information

Address	23855 Corte Emerado
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Pool, Spa/Hot Tub, Billiard Room, Bocce Court, Clubhouse, Fitness Center, Game Room, Meeting/Banquet/Party Room, Paddle Tennis, Pickleball, Tennis Court(s)
Utilities	Natural Gas Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage

View	Golf Course
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Yard, On Golf Course
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	All Bedrooms Down, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Murrieta
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## Additional Information

Date Listed	December 4th, 2024
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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