

# \$540,000 - 23870 Via Astuto, Murrieta

MLS® #SW25012529

**\$540,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0 Acres

N/A, Murrieta,

Welcome home to Resort Living at The Colony, a spectacular 55+ community in Murrieta. Spacious and turnkey, 3 bedroom, 2 bath home with 1,230 sqft and 2 car attached garage. Well laid out floorplan that has been updated and well taken care of. The kitchen has recently been upgraded and remodeled, white cabinets with brushed nickel pulls and knobs, solid slab granite countertops, newer stainless steel appliances, stainless steel double bowl sink and matte black plumbing fixtures. Dining room and living room with wood burning fireplace. Primary bedroom suite has a sliding glass door with direct access to backyard. Updated primary bathroom with updated cabinets, double sinks with black matte plumbing fixtures, walk in shower with new glass door with black trim. Secondary bedroom at the end of the hall is light and bright with mirrored closet doors. Third bedroom is currently used as an office with cabinets with countertops and built in wine/refrigerator. Guest bathroom has updated cabinetry with black plumbing fixtures and shower/tub combo with new glass doors. Laundry room has built in above the washer and dryer cabinets. Tile flooring in high traffic areas, kitchen, bathrooms, and laundry room. Wood plank tile in all the rooms-- no carpet. New interior paint and ceiling fans throughout. Two car attached garage with roll up garage door, direct access into the home. Walk out and enjoy your welcoming and private backyard. Lemon tree, shrubs, and artificial



turf make this a easy to maintain backyard. Patio cover with concrete walkway to the front gate. The Colony is a PREMIER GATED SENIOR COMMUNITY for ages 55+ with a RESORT CLASS CLUBHOUSE, year-round pool, 2 spas, lighted pickle ball/paddle tennis and tennis courts. You can enjoy the gym, library, ping pong, billiards, hair/nail salon. There are groups & activities for all interests with an auditorium for shows, dances, banquets, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. The HOA waters & maintains all front landscaping. Guard gated entry and 24-hour security patrol give you peace of mind. You will love the friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING in The Colony. Low taxes and in the heart of the fabulous city of Murrieta. Easy and convenient access to shopping, movie theater, restaurants and freeway access. Darling home located in a wonderful community-- come check it out and fall in love!

Built in 1996

## Essential Information

MLS® #	SW25012529
Price	\$540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jessica Small

Listing Office      Better Homes and Gardens Real Estate Registry

## Community Information

Address	23870 Via Astuto
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Golf Course, Maintenance Grounds, Game Room, Meeting Room, Management, Meeting/Banquet/Party Room, Maintenance Front Yard, Outdoor Cooking Area, Barbecue, Picnic Area, Paddle Tennis, Pickleball, Pool, Recreation Room, Guard, Call for Rules
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot, Street Level, Walkstreet
Windows	Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High

Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary

Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave
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	January 18th, 2025
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Days on Market	21
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Short Sale	N
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RE / Bank Owned	N
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