

\$535,000 - 40125 Colony Drive, Murrieta

MLS® #SW25015845

\$535,000

2 Bedroom, 2.00 Bathroom, 1,495 sqft

Residential on 0 Acres

N/A, Murrieta,

55+ COMMUNITY: -HUGE YARD- Beautifully maintained 2 bed, 2 bath home in the resort style private neighborhood of The Colony. The home itself is full of natural light, vaulted ceilings, and lots of room within the door / hallways to aid in a wide variety of accessibility needs. This property is incredibly spacious, with 1/5 acre of very substantial back and side yard space, gated with mature landscaping and plenty of extra room for potential upgrades. The size of this lot and openness of the floorplan are rare for the community, and should be seen to be fully appreciated. Gorgeous community amenities include but are not limited to: a heated swimming pool, spa, pickleball and tennis courts, gym, recreation center and golf course. Litigation regarding The Colony is active and should be researched within your due diligence. Furniture items within home are available to be negotiated for sale.



Built in 1997

Essential Information

MLS® # SW25015845

Price \$535,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,495

Acres 0.20

Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mardi Fedorow
Listing Office	Mardi Lynn Fedorow, Broker

Community Information

Address	40125 Colony Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Controlled Access, Golf Course, Game Room, Meeting/Banquet/Party Room, Maintenance Front Yard, Outdoor Cooking Area, Barbecue, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Security, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Park/Greenbelt
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
Lot Description	ZeroToOneUnitAcre
Roof	Tile
Construction	Stucco
Foundation	Permanent

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Gas Range
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	January 19th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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