

# \$455,900 - 40292 Corte Delfin, Murrieta

MLS® #SW25034141

**\$455,900**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0 Acres

N/A, Murrieta,

\$14,000 Price Reduction! Welcome to The Colony, a resort-style, active senior community offering exceptional amenities and a vibrant lifestyle. This charming 3-bedroom, 2-bath home is ideally situated on a corner lot at the end of a cul-de-sac. Recent updates by the current owners include brand-new carpeting in the bedrooms, refreshed kitchen with new countertops and backsplash, a newer dishwasher and refrigerator, hot water heater, and solar system. The inviting living room features wood laminate flooring and a cozy gas-burning fireplace. Step outside to a private backyard with a covered patio, perfect for relaxing or entertaining, and enjoy the peaceful greenbelt view behind the home. Residents of The Colony enjoy access to pickleball, tennis, bocce ball, a sparkling pool and spa, and a scenic golf course that winds through the community. Don't miss this opportunity to live in one of the area's most desirable 55+ neighborhoods!



Built in 1993

## Essential Information

MLS® #	SW25034141
Price	\$455,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230

Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Bender
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	40292 Corte Delfin
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Bocce Court, Clubhouse, Fitness Center, Game Room, Golf Course, Maintenance Front Yard, Paddle Tennis, Pets Allowed, Pickleball, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Faces Front
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Guard

## Exterior

Lot Description	Corner Lot, Cul-De-Sac
Foundation	Slab

## Interior

Interior Features	Eat-in Kitchen, Tile Counters, Walk-In Closet(s)
Appliances	Disposal, Dryer, Microwave, Washer
Heating	Central, Fireplace(s)
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	February 21st, 2025
Days on Market	116
Short Sale	N
RE / Bank Owned	N

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