

# **\$525,000 - 40310 Via Aguadulce, Murrieta**

MLS® #SW25035376

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## **\$525,000**

3 Bedroom, 2.00 Bathroom, 1,265 sqft  
Residential on 0 Acres

N/A, Murrieta,

Price Improvement! Welcome to The Colony, a 55+ resort-style, community. This popular, turn-key floor plan showcases a living room with a fireplace, newly remodeled kitchen with custom cabinets, quartz counter tops and stainless steel appliances. There is a formal dining room, three bedrooms (one bedroom has been modified as an office/den with the closet doors/hardware removed) and two full bathrooms. Other upgrades include, but are not limited to: new carpet flooring, updated tile surround in the primary bathroom, new garage door, newer exterior paint, updated HVAC and hot water heater. The tranquil rear yard features a covered patio. 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 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. The Colony is strategically located near shopping, medical centers, parks, the world-renowned Temecula



valley wineries and Pechanga Casino Resort  
and Spa!

Built in 1996

**Essential Information**

MLS® #	SW25035376
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,265
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Colleen Ray
Listing Office	LPT Realty, Inc

**Community Information**

Address	40310 Via Aguadulce
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, Game Room, Meeting/Banquet/Party Room, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Security, Call for Rules, Maintenance Front Yard, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage

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

## Exterior

Exterior	Drywall, Stucco
Lot Description	Corner Lot, Yard
Windows	Double Pane Windows
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Breakfast Area
Appliances	Dishwasher, Water Heater, Gas Range
Heating	Central, Fireplace(s), See Remarks
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

## School Information

District	Murrieta
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## Additional Information

Date Listed	February 17th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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