

\$525,000 - 40310 Via Aguadulce, Murrieta

MLS® #SW25035376

\$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

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| District | Murrieta |
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Additional Information

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

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