

# **\$679,000 - 40144 Via Marisa, Murrieta**

MLS® #SW25040149

**\$679,000**

3 Bedroom, 2.00 Bathroom, 2,010 sqft

Residential on 0 Acres

N/A, Murrieta,

METICULOUS ATTENTION TO DETAIL is apparent in this beautiful home in The Colony, one of SoCal's finest 55+ gated communities. An inviting stone walkway with potted palms, umbrellas & LED lighting leads to your double entry doors with updated hardware & retractable screen. You will love the LUXURY VINYL PLANKING & tile flooring with upgraded baseboards. Luxurious CROWN MOLDING draws your eye to the vaulted ceilings & recessed lighting. Deluxe vinyl SHUTTERS have upgraded casing on sliding doors to allow ease of opening. Living room fireplace & wainscoting in the dining area add to the exquisite feel of the great room. The spacious ISLAND KITCHEN has spectacular GRANITE COUNTERS with a DECORATOR BACKSPLASH, STAINLESS STEEL APPLIANCES, & overhead cabinet lighting + under counter lighting. There is plenty of room for a casual dining set in the kitchen. The oversized primary bedroom will accommodate a large bed + a sitting area & has a slider to the patio. The opulent bath features a large soaking tub, with an upgraded shower, counters, mirrors, lighting & new Moen fixtures. There is plenty of space in the large walk-in closet plus the hall has 3 additional closets. Bedrooms 2 & 3 boast newish LVP flooring with a guest bath located nearby. The patio will be your PRIVATE OASIS with an alumawood cover, newish drop shades, decorative concrete finish and lush potted plants. You will love relaxing in the afternoon



shade as you overlook a grassy greenbelt maintained by the HOA. The indoor laundry has a convenient sink, lots of storage & includes the washer & dryer. Garage has new epoxy flooring with room for 2 cars + a golf cart alcove or large work area. TANKLESS WATER HEATER w/CIRCULATING PUMP, UPGRADED HVAC SYSTEM & a WHOLE HOUSE FAN add to your energy efficiency. The Colony is a PREMIER GATED SENIOR COMMUNITY for ages 55+ with a RESORT CLASS CLUBHOUSE & offers a vibrant, active lifestyle with tons of amenities. There is a year-round pool, 2 spas, lighted pickle ball/paddle tennis & tennis courts. Enjoy the gym, library, ping pong & 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. Enjoy TRUE RESORT STYLE SENIOR LIVING in one of The Colony's finest homes.

Built in 1999

## Essential Information

MLS® #	SW25040149
Price	\$679,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,010
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent Wanda Ryan  
Listing Office Realty ONE Group Southwest

## Community Information

Address 40144 Via Marisa  
Area SRCAR - Southwest Riverside County  
Subdivision N/A  
City Murrieta  
County Riverside  
Zip Code 92562

## Amenities

Amenities Billiard Room, Bocce Court, Clubhouse, Controlled Access, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Outdoor Cooking Area, Paddle Tennis, Pickleball, Pool, Security, Tennis Court(s)  
Parking Spaces 2  
# of Garages 2  
View Park/Greenbelt  
Has Pool Yes  
Pool Association

## Exterior

Lot Description Front Yard

## Interior

Interior Features Walk-In Closet(s), All Bedrooms Down  
Appliances Dryer, Washer  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Murrieta

## Additional Information

Date Listed February 26th, 2025  
Days on Market 1

Short Sale N  
RE / Bank Owned N

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