

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

MLS® #SW25040149

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## **\$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
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## 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
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	1

Short Sale                      N

RE / Bank Owned        N

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