

\$514,900 - 40073 Corte Lorca, Murrieta

MLS® #SW25046624

\$514,900

2 Bedroom, 2.00 Bathroom, 1,617 sqft

Residential on 0 Acres

N/A, Murrieta,

This beautifully maintained 2-Bed, 2-Bath, 1,617 square foot home is located in the highly sought-after gated, 55+ community of The Colony. Offering stunning mountain views from the backyard, this home provides a perfect blend of comfort and resort-style living. The home features a white tile kitchen, baseboards throughout, and two skylights that bring in natural light. Ceiling fans in both bedrooms ensure year-round comfort, while added hallway storage provides extra convenience. The guest bathroom is upgraded with a granite countertop. The spacious living room boasts a wood-burning and gas fireplace, creating a warm and inviting atmosphere. The entry to the home is through a gated walkway on the right side, leading to a beautifully landscaped area with flowers and artificial grass. A secondary gate provides direct access to the backyard, which includes a patio, perfect for relaxing and entertaining. The entryway and kitchen feature tile flooring, while carpeting extends throughout the rest of the home. As part of The Colony, a premier 55+ golf course community, residents enjoy access to an exceptional array of amenities. The clubhouse serves as the hub for social and fitness activities, offering a fitness center, lounge, hobby and craft studios, a grand ballroom, theater, library, beauty salon, music room, and billiards. Outdoor amenities include a resort-style pool, whirlpool spa, and patio, as well as tennis, bocce ball, and shuffleboard courts. The community also offers scenic



walking and biking trails that wind throughout the neighborhood. This is a wonderful opportunity to experience resort-style living in a prestigious, gated community. Schedule a showing today.

Built in 1990

Essential Information

MLS® #	SW25046624
Price	\$514,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,617
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Noah Thomason
Listing Office	Exit Alliance Realty

Community Information

Address	40073 Corte Lorca
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Billiard Room, Bocce Court, Clubhouse, Fitness Center, Game Room, Golf Course, Guard, Maintenance Front Yard, Meeting Room, Paddle Tennis, Pet Restrictions, Pets Allowed, Pickleball, Pool, Recreation Room, Sauna, Security, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2

View	Mountain(s)
Has Pool	Yes
Pool	Association
Security	Gated Community, Gated with Attendant

Exterior

Lot Description	Back Yard, Sprinklers Timer
Roof	Tile

Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Built-in Features, Eat-in Kitchen, Primary Suite, Separate/Formal Dining Room, Tile Counters, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	March 2nd, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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