

\$629,990 - 40142 Colony Drive, Murrieta

MLS® #SW25058264

\$629,990

3 Bedroom, 2.00 Bathroom, 1,853 sqft

Residential on 0 Acres

N/A, Murrieta,

Back on the market at no fault of the property. Subject to escrow cancellation. Welcome Home to one of the best lots in the highly sought-after, senior community THE COLONY. This spacious single-story residence offers high ceilings and open floorplan. As you enter you are greeted by an abundance of light and spacious living room and dining room. The well-appointed kitchen features refinished cabinets, granite countertops and large island. The family room is off the kitchen and boast a fireplace and leads to the rear covered patio with views of the gorgeous backyard and golf course. The bedrooms are separated by an office, which could be converted to a 3rd bedroom. This home is a perfect blend of comfort, style, and modern living. The Colony Community: Enjoy 24/7 security gate and patrol security services, a friendly atmosphere, and a variety of activities. The Colony's™ standout feature is its all-inclusive clubhouse, offering a fitness center, lounge, art studios, ballroom, kitchen, theater, library, salon, music room, and billiards/card rooms. Outside, residents enjoy a resort-style pool, whirlpool spa, BBQ area, patio, picnic pavilion, and scenic walking/biking trails along lake. Recreational facilities include tennis, pickleball, bocce ball, and shuffleboard courts, managed by an on-site activities director. The clubhouse hosts numerous clubs, classes, and activities, from aerobics and birdwatching to Zumba and wine tasting. The Valued HOA with its unmatched amenities and vibrant lifestyle, The



Colony stands out as the premier 55+community in the Murrieta-Temecula area. Low Tax and closed to shopping centers, hospitals and freeways.

Built in 1998

Essential Information

MLS® #	SW25058264
Price	\$629,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,853
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	James Brennan
Listing Office	Brenson Realty, Inc.

Community Information

Address	40142 Colony Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Barbecue, Outdoor Cooking Area, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2

Garages	Door-Single, Driveway, Garage
View	Golf Course, Hills
Has Pool	Yes
Pool	Above Ground, Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Gated Community, Gated with Attendant, 24 Hour Security

Exterior

Exterior	Stucco
Lot Description	Front Yard, Lawn, Landscaped, Close to Clubhouse, Garden, On Golf Course
Windows	Double Pane Windows, Blinds
Roof	Tile
Construction	Stucco
Foundation	Permanent

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, All Bedrooms Down, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	March 17th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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