

# **\$575,000 - 23804 Via Barletta, Murrieta**

MLS® #SW25068405

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## **\$575,000**

3 Bedroom, 2.00 Bathroom, 1,853 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to The Colony, a resort-style, 55+ community. This turn-key, upgraded home has it all! Youâ€™ll appreciate the open concept floor plan with a large living and dining combination room, updated kitchen with solid-surface countertops and custom back-splash. The primary bedroom features dual vanities, separate shower and tub and a large walk-in closet. The primary bathroom has dual vanities and a separate shower and bathtub. This well maintained home is move-in ready! Upgrades include: neutral interior paint, upgraded kitchen, newer HVAC system, ceiling fans and plantation shutters! The private and peaceful rear-yard features a covered patio and low maintenance landscaping. The home backs to a well maintained greenbelt with no neighbors behind. The Colony is the perfect place to enjoy a full and exciting lifestyle with family and friends. Choose from various indoor and outdoor social events, sports, and clubs. See the spectacular clubhouse with a banquet room, library, gym, game rooms, and a hair and nail salon. There is a beautiful oasis swimming pool, two spas. Enjoy the 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 community. Conveniently located near shopping, medical centers, parks



and freeways. Temecula Valley wineries, and Pechanga Casino Resort and Spa are located within a close distance.

Built in 1998

**Essential Information**

MLS® #	SW25068405
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,853
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colleen Ray
Listing Office	LPT Realty, Inc

**Community Information**

Address	23804 Via Barletta
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Amenities	Billiard Room, Clubhouse, Fitness Center, Game Room, Meeting/Banquet/Party Room, Maintenance Front Yard, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	24 Hour Security, Gated with Attendant

## Exterior

Lot Description	Yard
Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

## Interior

Interior Features	All Bedrooms Down
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 28th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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