

\$489,000 - 40220 Via Aguadulce, Murrieta

MLS® #SW25070476

\$489,000

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0 Acres

N/A, Murrieta,

Nestled in the highly sought-after 55+ gated community of The Colony in Murrieta, California, this delightful single-story home offers a rare opportunity to enjoy upscale, active adult living in one of America's safest cities. This secluded residence provides an exceptional sense of privacy and tranquility. Designed for easy living and entertaining, this home features 2 bedrooms and 2 bathrooms, complemented by vaulted ceilings that enhance its bright, airy ambiance. The open-concept layout welcomes natural light through two sliding glass doors, illuminating the elegantly upgraded interiors. Highlights include, Plantation shutters & ceiling fans for year-round comfort, Granite countertops & a cozy breakfast nook in the kitchen, Upgraded tile and plush carpeting throughout, Spacious 2-car garage for convenience, Serene backyard retreat with a seating area ideal for savoring morning coffee under the shade of fruit-bearing trees, Low-maintenance landscaping & vinyl fencing on one side for added appeal. As a resident of The Colony, you'll have access to a vibrant, amenity-rich lifestyle, including: Clubhouse with a year-round heated pool & two spas, Pickleball & tennis courts with night lighting, State-of-the-art gym & workout room, Library, billiards, and multiple game/card rooms, On-site hair & nail salon, Bocce ball, ping pong & beautifully maintained outdoor patios, Expansive auditorium hosting concerts, shows, banquets, and social gatherings. The



community is a Golf Course Community for all those looking to relax and enjoy days on the course. With guard-gated entry and 24-hour security patrols, The Colony offers residents an unparalleled sense of safety and serenity. Engage with like-minded neighbors through a variety of clubs and social activities, ensuring there's always something exciting to do. Don't miss the chance to buy this rare gem in one of Murrieta's most desirable 55+ communities. Schedule your private tour today!

Built in 1997

Essential Information

MLS® #	SW25070476
Price	\$489,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,029
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Erick Kuvshinikov
Listing Office	Century 21 Masters

Community Information

Address	40220 Via Aguadulce
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Bocce Court, Clubhouse, Controlled Access, Fitness Center, Guard,
-----------	---

	Maintenance Front Yard, Maintenance Grounds, Other, Paddle Tennis, Pets Allowed, Pickleball, Pool, Security, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Door-Single, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Door-Single, Garage, Garage Door Opener, Garage Faces Front
View	City Lights, Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Association, Community
Security	Smoke Detector(s), Fire Detection System, Gated with Guard, Security Guard, 24 Hour Security

Exterior

Lot Description	Drip Irrigation/Bubblers, Landscaped, On Golf Course, Sprinklers Timer, Sprinkler System, ZeroToOneUnitAcre
Windows	Shutters
Roof	Tile

Interior

Interior	Tile, Carpet
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Breakfast Bar, Eat-in Kitchen, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
----------	----------

Additional Information

Date Listed	April 1st, 2025
Days on Market	66
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 15th, 2026 at 7:41pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.