

\$549,000 - 40224 Via Marisa, Murrieta

MLS® #SW25092196

\$549,000

3 Bedroom, 2.00 Bathroom, 1,767 sqft
Residential on 0 Acres

N/A, Murrieta,

BEAUTIFUL SINGLE-STORY HOME in "THE COLONY", one of SoCal's premier 55 & better resort-style gated communities. This popular model is thoughtfully designed with a stamped concrete gated path leading to a double-door entry & tiled foyer with display niche. There's an adjoining central hallway with richly finished wood flooring leading to a large great room with vaulted ceilings with lots of natural light, a ceiling fan & fireplace. There is a slider opening to a relaxing east-facing patio providing morning sun & afternoon shade, viewing a well maintained HOA greenbelt with walking path. The well appointed kitchen has been well maintained with an updated wall oven, microwave and hands-free faucet. The refrigerator is included. The primary bedroom suite is spacious having a high ceiling, ceiling fan, a sliding door opening to the quiet covered patio. The primary bathroom has a walk-in closet and a sumptuous bath offering dual sinks, a soaking tub with skylight and separate shower. The guest bedroom is well separated from the primary bedroom, adding privacy. This guest bedroom is oversized with room for a sitting area or desk & and has direct access to the guest bathroom, making it feel like a primary bedroom. Bedroom #3 has a double-door entry, ceiling fan and set up as an office/den, designed to easily add a closet. The indoor laundry room is centrally located and has a sink with storage cabinets. The washer & dryer are included. Conveniently located to both the laundry room and guest



bath is a hallway with additional cabinetry and countertop. The oversized garage has room for a golf cart and includes Coleman storage cabinets. The home's exterior was recently painted. HOA maintains and waters front yard landscaping. This is a GUARD-GATED COMMUNITY with 24 HR SECURITY. The Colony with a resort class clubhouse is spectacular with year-round swimming pool, spas, lighted tennis & pickleball/paddleball courts, Bocce ball, card room, HAIR SALON, billiards, library & gym. Large 400 seat auditorium with catering facilities for dances, movies, plays, musical productions & club activities. There is a beautiful lounge with fireplace and bar, great for PARTIES FOR ALL OCCASIONS. Privately owned 18 hole GOLF COURSE is within The Colony gates. The Colony is well located near shopping, medical centers, parks, the world-renowned Temecula Valley wineries and Pechanga Casino Resort and Spa. PAMPER YOURSELF & ENJOY THE RESORT STYLE LIVING YOU DESERVE

Built in 2000

Essential Information

MLS® #	SW25092196
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Max Letendre

Listing Office Realty ONE Group Southwest

Community Information

Address 40224 Via Marisa
Area SRCAR - Southwest Riverside County
Subdivision N/A
City Murrieta
County Riverside
Zip Code 92562

Amenities

Amenities Barbecue, Billiard Room, Bocce Court, Call for Rules, Clubhouse, Controlled Access, Fitness Center, Game Room, Guard, Maintenance Front Yard, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Paddle Tennis, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area, Pool, Spa/Hot Tub

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 4
Parking Concrete, Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Oversized, Private

of Garages 2
Garages Concrete, Direct Access, Door-Multi, Driveway, Driveway Level, Garage, Garage Door Opener, Garage Faces Front, Oversized, Private

View Park/Greenbelt
Has Pool Yes
Pool Association, Heated
Security Carbon Monoxide Detector(s), Gated Community, Gated with Guard, Smoke Detector(s)

Exterior

Exterior Drywall, Frame, Stucco
Exterior Features Rain Gutters
Lot Description Back Yard, Front Yard, Greenbelt, Landscaped, Near Park, Rectangular Lot, Sprinkler System, Zero Lot Line, ZeroToOneUnitAcre
Windows Double Pane Windows, Screens, Skylight(s), Tinted Windows
Roof Concrete, Tile
Construction Drywall, Frame, Stucco
Foundation Slab

Interior

Interior	Tile, Vinyl, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Ceramic Counters, Entrance Foyer, High Ceilings, Main Level Primary, Primary Suite, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Washer, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	April 24th, 2025
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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