

# **\$515,000 - 40461 Via Siena, Murrieta**

MLS® #SW25093283

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## **\$515,000**

2 Bedroom, 2.00 Bathroom, 1,502 sqft  
Residential on 0 Acres

N/A, Murrieta,

You will love this PRIME CORNER LOCATION with only one neighbor and CLOSE to the CLUBHOUSE in The Colony, one of SoCal's finest 55+ gated communities. Enter your private courtyard with a covered portico and enjoy the lovely landscaping and side yard. BEAUTIFUL WOOD FLOORING welcomes you and extends throughout most of the home with wide baseboards for an elegant touch. The living room offers vaulted ceilings, lots of natural light, a cozy fireplace and a sliding door to a side patio. The kitchen has QUARTZITE COUNTERTOPS with DECORATOR SPLASH, UPDATED WHITE CABINETS with LAZY SUSAN & SOFT CLOSE DRAWERS & DOORS, STAINLESS STEEL BOSCH APPLIANCES and a step-in pantry. Enjoy cozy meals at the nook area with a sliding door to the patio. The large dining room (could be a family room) is perfect for entertaining or large family gatherings. There is an OFFICE/DEN (could be a dining room) that overlooks the entry court. The spacious primary bedroom offers a dual sink bath with large shower and a "CALIFORNIA STYLE" WALK-IN CLOSET. The guest bedroom and 2nd bath are well located for privacy. You will love your patio oasis on the back and side yards with an alumawood cover, brick accents and beautiful easy-care plants. Your home sits high above a community greenbelt behind you and across the street is another lush greenbelt offering a quiet and private location. Exterior was recently painted



in 2024. HVAC system was updated in 2019 and water heater in 2017. The garage has lots of built-in storage and room for 2 cars plus a workbench area. Residents of the Colony enjoy an active and fulfilling lifestyle in a PREMIER GATED SENIOR COMMUNITY. The RESORT CLASS CLUBHOUSE boasts a year-round pool, 2 spas, lighted pickle ball/paddle tennis and tennis courts. You have the benefit of a gym, library, ping pong, billiards, hair/nail salon. There are groups, clubs & activities for all interests with a spacious auditorium for shows, dances, banquets, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. The HOA waters & maintains all front landscaping. The guard gated entry and 24-hour security patrol give you security & peace of mind. The Colony is ideally located close to stores, restaurants, medical services, casinos and wineries. Make the most of your retirement years with the friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING in The Colony.

Built in 1989

### **Essential Information**

MLS® #	SW25093283
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan

Listing Office                Realty ONE Group Southwest

## Community Information

Address                      40461 Via Siena  
Area                         SRCAR - Southwest Riverside County  
Subdivision                N/A  
City                         Murrieta  
County                      Riverside  
Zip Code                    92562

## Amenities

Amenities                   Clubhouse, Fitness Center, Maintenance Grounds, Outdoor Cooking Area, Barbecue, Pool, Recreation Room, Spa/Hot Tub, Security, Tennis Court(s), Billiard Room, Bocce Court, Controlled Access, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Other Courts, Paddle Tennis, Pickleball  
  
Parking Spaces            2  
# of Garages                2  
View                        Panoramic, Neighborhood, Park/Greenbelt  
Has Pool                    Yes  
Pool                         Association  
Security                    Gated with Attendant, 24 Hour Security

## Exterior

Lot Description            Corner Lot, Close to Clubhouse, Greenbelt

## Interior

Interior Features           Separate/Formal Dining Room, All Bedrooms Down, Breakfast Area  
Appliances                Dryer, Washer  
Heating                    Central  
Cooling                    Central Air  
Fireplace                   Yes  
Fireplaces                Living Room  
# of Stories                1  
Stories                     One

## School Information

District                    Murrieta

## Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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