

# **\$620,000 - 40217 Colony Drive, Murrieta**

MLS® #SW25093392

---

## **\$620,000**

3 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 0 Acres

N/A, Murrieta,

Welcome to life at The Colony, a 55+, resort-style community! This popular floor plan showcases a spacious kitchen, large great room with fireplace and one of the best backyard spaces in the Colony. The primary bedroom has high ceilings and opens to the tranquil rear yard patio.

The second bedroom is set up as an Executive Jr suite with its own full bathroom. There is also a large third bedroom without a closet that can be used as an office, home gym, craft room, etc. and there's an additional half bathroom in the hallway.

The Colony offers the ideal setting to enjoy a vibrant and fulfilling lifestyle with family and friends. Take part in a variety of indoor and outdoor social events, sports, and clubs. Explore the impressive 25,000-square-foot clubhouse, featuring a lounge, a banquet room with seating for 400 and catering facilities, a library, fitness center, atrium, game rooms, and even a hair and nail salon.

Relax in the resort-style swimming pool, unwind in one of the two spas, or gather with friends at the BBQ area. Stay active with lighted tennis courts and Pickleball/Paddle Tennis courts. With countless clubs and activities, there's something for everyone to enjoy.

The HOA takes care of front yard maintenance and watering, adding convenience to your lifestyle. The Cal Oaks Golf Course lies within the community, and you'll enjoy peace of mind in this 24-hour, gate-guarded,



master-planned neighborhood.  
The Colony is also conveniently located close to shopping, medical facilities, parks, Temecula Valley wineries, and Pechanga Casino Resort & Spa.

Built in 1998

**Essential Information**

MLS® #	SW25093392
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Spanish
Status	Closed
Listing Agent	Shane Bernal
Listing Office	LPT Realty, Inc

**Community Information**

Address	40217 Colony Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

**Amenities**

Amenities	Billiard Room, Clubhouse, Controlled Access, Fitness Center, Game Room, Guard, Maintenance Front Yard, Management, Meeting/Banquet/Party Room, Other Courts, Paddle Tennis, Pickleball, Pool, Security, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water

	Connected, Cable Connected
Parking Spaces	2
Parking	Garage, Direct Access, Driveway, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2
Garages	Garage, Direct Access, Driveway, Garage Door Opener, Garage Faces Front, Paved
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, Heated, In Ground
Security	Gated with Attendant, Carbon Monoxide Detector(s), Gated Community, Gated with Guard, Security Guard, Smoke Detector(s), 24 Hour Security

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Barbecue, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Yard, ZeroToOneUnitAcre
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	In-Law Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Eat-in Kitchen, High Ceilings, Multiple Primary Suites
Appliances	Microwave, Double Oven, Gas Cooktop, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	April 27th, 2025
-------------	------------------

Days on Market 11

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of December 22nd, 2025 at 1:25am 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.