

# \$530,000 - 40402 Via Siena, Murrieta

MLS® #SW25108827

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## \$530,000

2 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 0 Acres

N/A, Murrieta,

Elegance and style are two words that you can describe this beautiful move-in ready home located in The Colony at California Oaks 55+ community. It features 2 bedrooms, 2.5 bathrooms, 2 car garage with plenty of upgrades such as granite countertop, window shutters, window treatments, stainless steel appliances, and wood plank style flooring to name a few. The primary bedroom is located at the main level with walk-in closet and a bathtub. It also has a powder room right next to the living room. The second level has a loft, bedroom, and full bathroom. This master-planned resort-style community offers plenty of amenities such as a 25,000 sq ft clubhouse with a lounge, ballroom, auditorium, conference room, game room, hair salon, nail salon, swimming pool, two spas, tennis courts, pickleball and a bbq area. The community also has a gate-guarded 24 hour security. If you love to play golf there is The Cal Oaks golf course right within the community. Centrally located near the 215 and 15 freeways. Close to shopping mall, schools, wineries, and award-winning Pechanga casino. Call me to schedule a showing.



Built in 1989

## Essential Information

MLS® #	SW25108827
Price	\$530,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Allan Gesmundo
Listing Office	Golden Eagle Properties

### Community Information

Address	40402 Via Siena
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

### Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Billiard Room, Bocce Court, Call for Rules, Controlled Access, Game Room, Guard, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Paddle Tennis, Pickleball, Recreation Room, Security, Tennis Court(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated with Attendant

### Exterior

Lot Description	Back Yard, Close to Clubhouse, Front Yard
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Windows	Double Pane Windows, Shutters
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## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), High Ceilings, Loft, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Murrieta
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## Additional Information

Date Listed	May 15th, 2025
Days on Market	77
Short Sale	N
RE / Bank Owned	N

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