

\$544,900 - 40590 Via Malagas, Murrieta

MLS® #SW25122089

\$544,900

3 Bedroom, 2.00 Bathroom, 1,614 sqft

Residential on 0 Acres

N/A, Murrieta,

BEAUTIFUL REMODELED SINGLE-STORY HOME in "THE COLONY", one of SoCal's premier 55 & better resort-style gated communities. Located on a quiet street, with an easy 5 min. walking distance to the spectacular clubhouse with pool, sport courts and amenities. Enter through a PRIVATE GATED COURTYARD. Once inside the home you are met with an open floor-plan, high ceilings, tons of natural lighting, neutral decor throughout. The NEW GOURMET KITCHEN has shaker cabinets, quartz counters, full backsplash with S/S appliances including refrigerator. Cabinets cleverly extended to service the adjoining breakfast room. Added features include pull-out shelves in cabinets, pantry, trash and a spice cabinet. Beautifully redesigned lighting is completed with decorator colors. NEWLY REFURBISHED PRIMARY BATH with comfort height vanity and quartz countertop. Bathrooms have new comfort height toilets. New cabinetry in hallway, mirrored wardrobe doors with organizers. Den/office can be a third bedroom. This room is well situated looking out to the front courtyard through a shuttered window. The breakfast room can be used as a cozy family room. Either way, this room and kitchen are EAST FACING, FULL OF MORNING SUNSHINE with a sliding door to your covered patio that is adjacent to a HOA maintained GREEN BELT with WALKING PATH. The spacious living room features a custom floor to ceiling accent wall that cases



the cozy fireplace. Formal dining room has a sliding door to a secluded side covered patio. Spacious primary suite with sliding door to your patio retreat. Refurbished landscaping. Improvements in recent years include exterior & interior paint, rain gutters, carpeting, tile flooring, light fixtures/ceiling fans, rear iron fencing. Oversized garage has room for golf cart & includes cabinets. HOA maintains/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 capacity auditorium with catering facilities for dances, movies, plays, musical productions etc. 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, Temecula Valley wineries and Pechanga Casino Resort & Spa.

Built in 1989

Essential Information

MLS® #	SW25122089
Price	\$544,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent Max Letendre
Listing Office Realty ONE Group Southwest

Community Information

Address 40590 Via Malagas
Area SRCAR - Southwest Riverside County
Subdivision N/A
City Murrieta
County Riverside
Zip Code 92562

Amenities

Amenities Clubhouse, Fitness Center, Pool, Recreation Room, Barbecue, Billiard Room, Bocce Court, Call for Rules, Controlled Access, Game Room, Guard, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Outdoor Cooking Area, Paddle Tennis, Pet Restrictions, Pets Allowed, Pickleball, Picnic Area
Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities
Parking Spaces 4
Parking Direct Access, Door-Single, Driveway, Garage, Concrete, Driveway Up Slope From Street, Garage Faces Front
of Garages 2
Garages Direct Access, Door-Single, Driveway, Garage, Concrete, Driveway Up Slope From Street, Garage Faces Front
View Park/Greenbelt
Has Pool Yes
Pool Association, Heated
Security Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Gated with Guard

Exterior

Exterior Stucco, Drywall
Exterior Features Rain Gutters
Lot Description Back Yard, Front Yard, Close to Clubhouse, Greenbelt, Landscaped, Level, Rectangular Lot, Sloped Up, Sprinkler System, ZeroToOneUnitAcre
Windows Double Pane Windows, Screens, Shutters
Roof Tile
Construction Stucco, Drywall
Foundation Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), High Ceilings, Recessed Lighting, All Bedrooms Down, Main Level Primary, Walk-In Closet(s), Pantry, Primary Suite, Quartz Counters, See Remarks, Solid Surface Counters
Appliances	Dishwasher, Electric Range, Free-Standing Range, Disposal, Microwave, Refrigerator, Water Heater, Gas Range, Gas Water Heater, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	May 30th, 2025
Days on Market	49
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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