

# **\$560,000 - 40020 Via Oporta, Murrieta**

MLS® #SW25127995

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## **\$560,000**

3 Bedroom, 2.00 Bathroom, 2,100 sqft  
Residential on 0 Acres

N/A, Murrieta,

GREAT NEW PRICE on this BEAUTIFUL SINGLE STORY jewel with 3 bedrooms and a large natural GREENBELT behind you. Located in The Colony, an exclusive 55+ gated community with a resort style clubhouse and tons of amenities. The home features a spacious open concept GREAT ROOM for living and dining with elegant tile flooring, a fireplace and a sliding door to the patio. The large kitchen has room for a bistro table and lots of pull-out shelves in the cabinets. The master suite is a serene retreat, complete with a spacious walk-in closet and a sumptuous bathroom with dual sinks, a jetted soaking tub & a separate shower. There are 2 additional bedrooms with shutters, ample closets and a private guest bath. The entry walk and patio feature decorative concrete and an aluminum patio cover. Your east facing patio offers cool afternoon shade and overlooks a serene greenbelt where you can enjoy nature in your inviting private oasis that is perfect for relaxation or entertaining. Decor is neutral and there are shutters & ceiling fans in most rooms. The laundry is indoors, with a convenient sink, lots of cabinets and room for folding clothes. You will love the spectacular EPOXY FLOORING on the garage floor and there is room for 2 cars + a work bench or golf cart parking. Nestled in a vibrant GATED SENIOR COMMUNITY, you can enjoy an active and fulfilling lifestyle. 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. 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 2004

**Essential Information**

MLS® #	SW25127995
Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group Southwest

**Community Information**

Address	40020 Via Oporta
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside

Zip Code	92562
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## Amenities

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

## Exterior

Lot Description	Front Yard, Zero Lot Line
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## Interior

Interior Features	All Bedrooms Down, Walk-In Closet(s)
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Murrieta
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## Additional Information

Date Listed	June 7th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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