

# **\$519,000 - 40209 Corte Peralta, Murrieta**

MLS® #SW25131508

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## **\$519,000**

2 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 0 Acres

N/A, Murrieta,

Fabulous, single-level, 2 bedroom, 2-bathroom home located in The Colony, a 55+ resort-style community! You can move right into this turn-key home. The beautifully designed and maintained landscaping creates a relaxing outdoor environment. Plus, there are no neighbors behind because the home backs to a lush greenbelt! The garage features epoxy flooring and built-in cabinets for extra storage space. There is an updated HVAC system, vinyl fencing and an aluminum patio cover, plus the exterior of the home was recently painted! The Colony is the perfect place to enjoy an exciting lifestyle with family and friends. Choose from various indoor and outdoor social events, sports, and clubs. See the spectacular clubhouse with a lounge, banquet room, library, gym, atrium, game rooms, and a hair and nail salon. A beautiful oasis swimming pool, two spas, an outdoor BBQ area, and lighted tennis and Pickleball / Paddle Tennis courts exist. There are too many groups and activities to list! The HOA waters and maintains the front yard landscaping (Outside of the private courtyard gate). The public Cal Oaks Golf Course is located within the community. You and your home are protected within a 24-hour gate-guarded, master-planned community. The Colony is strategically located near shopping, medical centers, parks, the Temecula Valley wineries, and Pechanga Casino Resort and Spa!



Built in 1992

## Essential Information

MLS® #	SW25131508
Price	\$519,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Colleen Ray
Listing Office	LPT Realty, Inc

## Community Information

Address	40209 Corte Peralta
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

## Amenities

Amenities	Pool, Spa/Hot Tub, Billiard Room, Clubhouse, Controlled Access, Fitness Center, Game Room, Maintenance Front Yard, Meeting/Banquet/Party Room, Meeting Room, Paddle Tennis, Pickleball, Security, Tennis Court(s)
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

## Exterior

Exterior	Drywall, Stucco
Lot Description	Yard
Windows	Double Pane Windows
Roof	Tile
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior Features	Tile Counters
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 11th, 2025
Days on Market	57
Short Sale	N
RE / Bank Owned	N

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